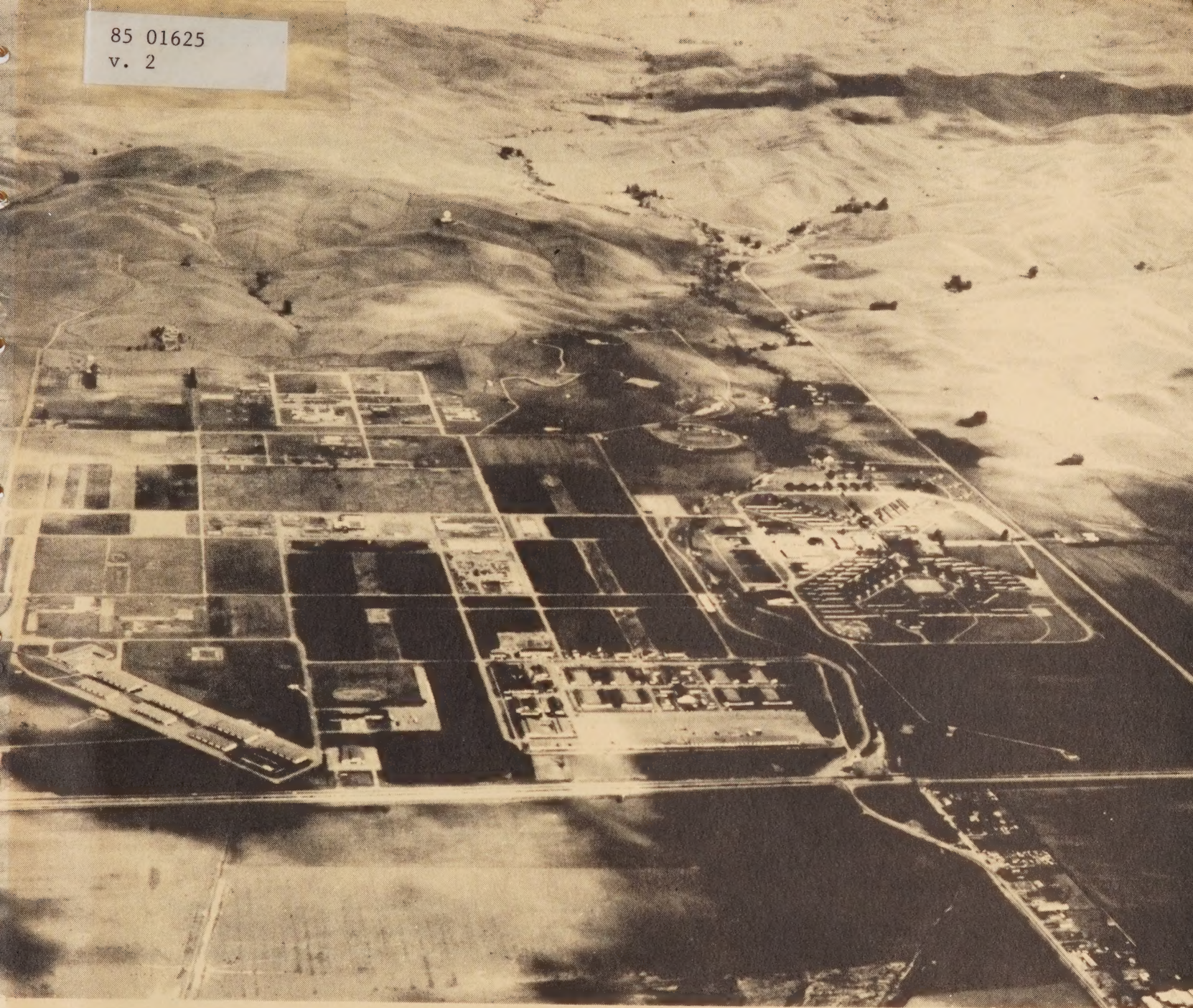


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Santa Rita Replacement Facility

Alameda County, California

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PRELIMINARY MASTER PLAN

2

VBN/GRUZEN
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VBN/GRUZEN ARCHITECTS & PLANNERS

363 13th Street, Oakland, California 94612
Telephone: (415) 763-1313

December 11, 1979

The Honorable Board of Supervisors
County of Alameda
1221 Oak Street
Oakland, California 94612

SUBJECT: Santa Rita Replacement Facility -- Preliminary Master Plan Phase I
(Contract Resolution Number 184018)

Dear Supervisors:

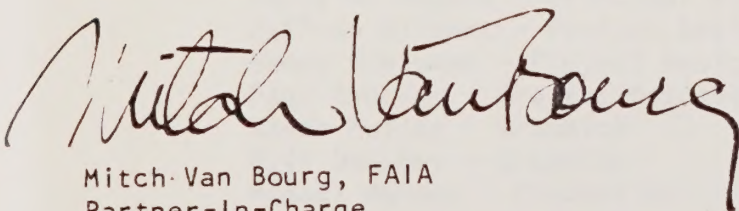
Delivered herewith in two volumes is our final submission on the subject Phase I Project consisting of an Executive Summary and the Preliminary Master Plan report.

Our work over the past several months involved a significant interaction with the thoughtful and extremely dedicated county staff committee on a weekly basis. Their critical responses to our exploratory questions and numerous planning alternatives were invaluable in the process of developing the essentials for such a report.

We thank you for the opportunity to work on this very challenging assignment. We plan to make a formal presentation to you in January, 1980 and look forward to your authorization for proceeding to the next phase of this project.

Sincerely,

VBN/Gruzen



Mitch Van Bourg, FAIA
Partner-In-Charge

MVB/ky

VBN/GRUZEN
ARCHITECTS & PLANNERS

ACKNOWLEDGEMENTS

We wish to acknowledge the full cooperation and valuable participation of the following individuals and agencies:

Alameda County Santa Rita Replacement Planning Committee

Jeffrey Campen - Law and Justice Coordinator, County
Administrator's Office
George Hewitt - County Administrator's Office
H.A. Flertzheim - Director, Public Works Agency
Harry Peshon - Chief, Engineering & Architecture, Public
Works Agency
Lou Santucci - Lieutenant, County Sheriff's Department
William Vogel - Director, Criminal Justice Medical Programs
Donn Weaver - Engineering & Architecture, Public Works Agency

County Agencies

Hon. Courtland Arne - Municipal Court Presiding Judge
Kelvin Booty - Assistant County Counsel
Glen Dyer - Sheriff, Alameda County, Sheriff's Department
Paul Green - Assistant Chief Probation Officer
Mel Hing - County Administrator
James Hooley - Public Defender
Lowell Jensen - District Attorney
Hon. Allen A. Lindsay - Superior Court Presiding Judge
Fred MacFarlane - Director, Alameda County General Services
Administration
Larry Walker - Director of Adult Division, Probation Department


Architect/Planners

VCN/Gruzen

Mitch Van Bourg - Partner-in-Charge
Charles Silverman - Project Director
David Miles Ziskind - Partner
Paul Willen - Partner
Paul Silver - Partner
Frank Repas - Project Manager
David M. Bogard - Principal Planner
Jeffrey Gilbert - Project Designer
Sanda Kleinman - Project Designer
Paul Chorney - Project Designer
Wayne Fuller - Graphics
Bill Donahey - Graphics
Magali Mateos - Production

Consultants

Rosser White Hobbs Davidson McClellan Kelly, Inc. - Mechanical Engineer
D.D. & A. Consultants, Inc. - Civil Engineers
Justice Systems, Inc. - Justice Consultants
Amis Construction & Consulting Services, Inc. - Cost Consultants



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Santa Rita
Replacement Facility
Alameda County, California

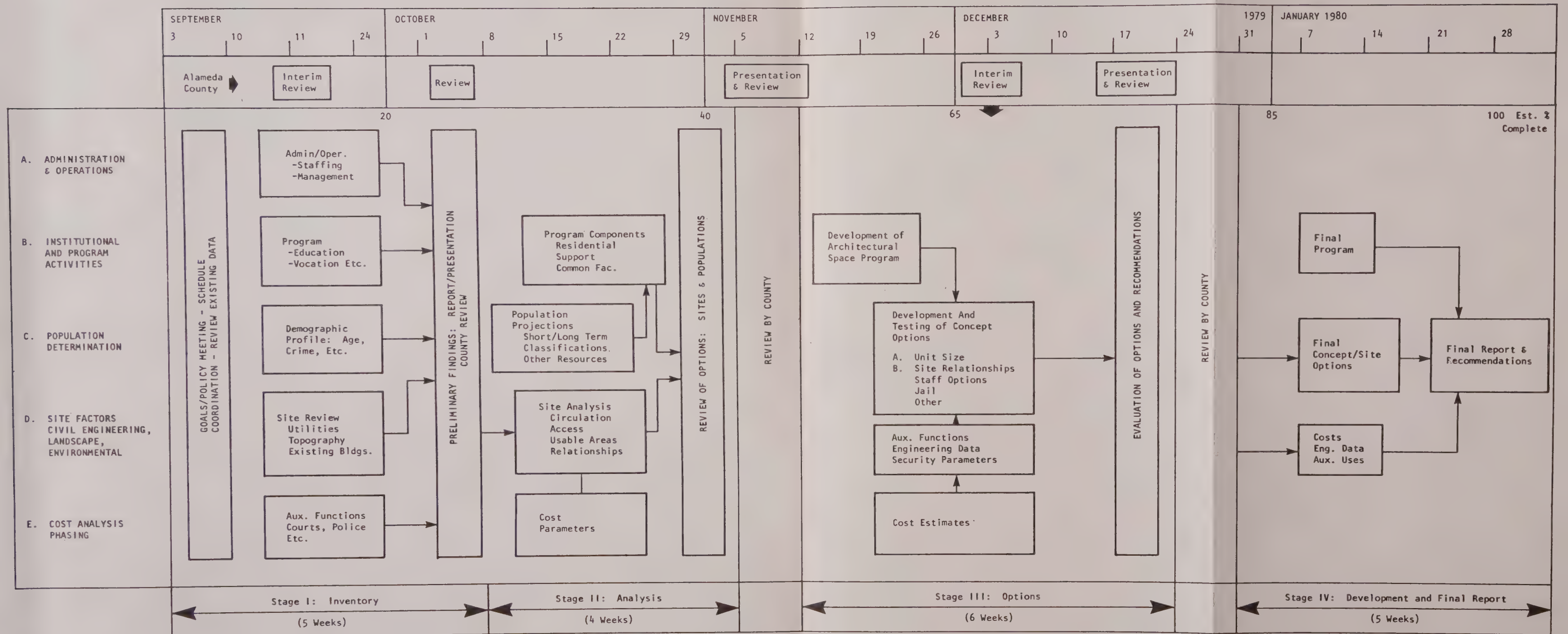
PRELIMINARY MASTER PLAN

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- 3.0 Project Methodology
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 - 9.5 Funding Research

Santa Rita Development Work Plan



Introduction

Since 1970, Alameda County has energetically pursued a program to identify and analyze its pretrial and sentenced detention needs and to upgrade its physical facilities. At that time the County determined to phase out the existing Santa Rita Rehabilitation Center for housing pretrial prisoners and to undertake interim improvements of the facility, until new studies could be completed.

From 1973 to 1976 pretrial planning studies were undertaken resulting in the Oakland facility presently under construction, and in a contemplated facility in Hayward. In 1977, a report summarizing sentenced population needs was submitted to the Board of Supervisors, clearly establishing the importance of a complete replacement facility. That document on sentenced needs, plus the County's continuing Jail Planning Services have provided the background for this report.

In 1979 the firm of VBN/Gruzen was selected to prepare preliminary planning and programming options for a replacement facility for sentenced inmates. Close and continuing collaboration between personnel in the Sheriff's Department, County Administrator's Office, Public Works Agency and the consultants resulted in this Preliminary Master Plan Report. The options presented in it will form the basis for a second phase of work for a final detailed Master Plan.

Background

The existing Santa Rita facility is a former military compound of World War II vintage located on a large reserve containing a number of other functions such as the County Corporation Yards, Law Enforcement Academy, agricultural areas and so forth.

The antiquated structures, primarily of wood (except for the maximum security element called Greystone), prevent, by their physical limitations, efficient operation of Santa Rita in conformance to contemporary detention standards. The pressing need for a new facility in economic, human and legal terms, has been documented extensively.

This study will analyze the optimum specific form and scale of upgrading that will permit operations which conform to current standards of treatment and are economically achievable.

General Goals

The County has established the following goals for the Master Plan, in discussion with VBN/Gruzen:

- 1) Protection of the public by securely detaining persons who present a danger to the community.

- 2) Provision of humane and efficient management of inmates.
- 3) Provision of services necessary to provide for the health and welfare of inmates.
- 4) Conformance, in general, to contemporary standards of the American Correctional Association's Manual of Standards for Adult Local Detention Facilities and the California Board of Corrections State Minimum Jail Standards.
- 5) Extreme flexibility, adaptability and growth potential recognizing that the field of corrections is undergoing rapid change and that County needs may vary greatly in the future.

Specific Contract Criteria This report is organized in response to the following specific work tasks, which represent Phase I of the Master Plan:

- 1) To develop Facility Program options.
- 2) To develop Conceptual Plans for various options with advantages and disadvantages of each, as well as capital and operational costs.
- 3) To provide siting considerations for additional components on the County property.
- 4) To evaluate infrastructure options as they affect cost and operations for :
 - o utilities
 - o solar & other energy options
 - o alternative construction methods
- 5) To participate in work sessions with representatives of the various County agencies.
- 6) To conform to standards for the handicapped.

The following summary consists of options and recommendations. The recommendations are those issues which have been determined at this point. The options which remain open, with their criteria for choice are an agenda for decisions to be finalized in the Phase II Master Plan.

The list of options given here, already represent a filtering down from a large number and in all cases represent a 'menu' of simple choices: there are 2 basic program models, each with 2 variants, 2 basic sites, etc. Each option is therefore a single issue for straightforward selection by the County. Though not all such option issues are truly independent, they make clear the choices for Phase II.

The findings of this Preliminary Master Plan report for the Santa Rita Replacement Facility are:

- 1) the optimum capacity for the Complex is for 1008 beds, expandable to 1200 by future construction if required.
- 2) The complex should be operated as a set of 'management units' or facilities each of which is physically distinct from one another in terms of inmate management. Service and support elements, which do not affect inmate treatment at a personal level can be centralized.
- 3) Four basic security grouping models have been developed as viable options. Two of these consist of 4 facilities or three 3 facilities.

Model 1A (240) bed maximum/medium facility
 4 facilities (288) bed medium/minimum facility
 (144) bed women's facility
 (312) bed minimum facility with
 joined complex support area and
 24 bed infirmary

Model 1B Same as Model 1A but with complex support independent
 4 facilities from minimum facility in a central location.

Model 2A (348) bed maximum/medium facility
 3 facilities (144) bed women's facility
 (456) bed medium/minimum facility
 with joined complex support and
 24 bed infirmary

Model 2B Same as Model 2A but with complex support
 3 facilities independent from medium/minimum facility in a
 central location.

4) Models 2A and 2B, though slightly lower in capital cost are higher in staffing. In addition they lack some of the program flexibility of 1A and 1B, which allows splitting of the minimum security classification into inmates doing institutional work and those in other programs and by length of stay. This improves the circulation pattern and future program responsiveness. In addition, it is easier to expand each facility in Model 1A and 1B, to meet future variable growth in all security categories. Model 2A and 2B leaves one facility near the limit of 500, and growth could not respond with any degree of flexibility.

5) Models 1A and 1B have some 277,000 net square feet programmed; 425,000 gross square feet.

Models 2A and 2B have some 273,300 net and 420,000 gross, and therefore are slightly less costly in capital construction terms.

6) Models 1A and 1B have a recommended minimal staffing level (exclusive of medical staff) of 255. Models 2A and 2B requires a minimal staffing complement of 274. An additional 6 positions in Models 1A and 1B and 4 positions in Models 2A and 2B would bring both models to optimal staff levels.

Operating costs range from \$9,157,821 to \$9,371,577 for Models 1A and 1B and \$9,707,703 to \$9,850,207 for Model 2A and 2B.

7) Housing units or modules are in groups of 48 beds, each of which can be locked off if required without compromising operation of the remainder of the facility. Control stations are situated between 48 person units, so that one officer can oversee 48 or 96, depending on available staffing.

8) The 48 bed housing units have been programmed to be a mixture of single rooms (max/medium) and dormitories (medium/minimum), that can be readily converted to single rooms if ever required. Current standards strongly indicate single rooms for all security levels, and convertibility seems both prudent and cost effective. The mix is:

Max/Med:	432 single rooms
Med/Min:	264 beds in 4 person dorms with plumbing chases to allow conversion to single rooms with individual toilets.
Min:	288 beds in 12 person dorms to allow conversion to single rooms with shared bathroom facilities.

- 9) Additional 48 bed units can be constructed in the future without disrupting operations and security at each facility.
- 10) Since flexibility is a watchword, complex support has been examined for the following options:
 - o sized for 1008 inmates (required)
 - o sized for 1200 inmates (to serve future housing additions & other county services.
 - o located with Minimum facility (improved circulation)
 - o located independently (additional fencing and control points required - slight cost increase)
 - o located to serve any further detention facility located on the Santa Rita property (recommended)
- 11) Site options. Each model (1A, 1B, 2A, 2B) has been tested on the site in one of two locations: east of Tassajara Creek or west of Tassajara Creek. The western site allows more buffering from adjacent uses and greater growth potential without crossing the stream. However, it requires greater site penetration by visitors and public. At this point, the western site would be easier to develop.
- 12) Other proposed components on the County property must be related to this project. These include a court complex, corporation yard and others indicated in the accompanying site plans. Again, a westerly location seems to easily satisfy most requirements, which are detailed in Section 7.0 of this report.
- 13) Parking needs range from 400 - 450 cars for staff and public. 400 would be adequate with efficient visitor scheduling.
- 14) Total project costs for the various models at current rates can be determined from the Cost Evaluation table on the next page, and include construction cost, site cost and 20% for contingencies and fees.
 - o Model 1A without enlarged complex support and a mixture of single rooms and dormitories is in the range of \$52.9 - \$54.4
 - o Model 2A would be \$52.4 - \$53.8 million some \$417,000 less than 1A due to a more compact perimeter, fewer control stations, etc.

MODELS	CAPITAL COSTS (1)			STAFFING (5)		OPERATIONAL COSTS (Unescalated)(7)	SITE COSTS (6)
	Single Rooms + Dorms	All Single Rooms (4)	With Complex Support for 1200	Minimum	Optimum		
Model 1A 288 312 240 144 24 Complex Support	\$41,324,000 (2) \$(42,555,000) (3)	\$42,824,000 \$(44,055,000)	\$44,526,000 \$(45,840,000) \$46,026,000 \$(47,340,000)	206(U) 49(C) 255(T)	212(U) 49(C) 261(T)	\$9,157,821	East \$2,754,000 West \$2,754,000
Model 1B(3) 288 312 240 144 24 Complex Support	\$41,824,000 \$(43,055,000)	\$43,324,000 \$(44,555,000)	\$45,026,000 \$(46,340,000) \$46,526,000 \$(47,840,000)				East \$2,754,000 West \$2,754,000
Model 2A 384 456 144 24 Complex Support	\$40,907,000 \$(42,121,000)	\$42,407,000 \$(43,621,000)	\$44,108,000 \$(45,406,000) \$45,608,000 \$(46,906,000)	225(U) 49(C) 274(T)	229(U) 49(T) 278(T)	\$9,707,703	East \$2,754,000 West \$2,754,000
Model 2B 384 456 144 24 Complex Support	\$41,407,000 \$(42,621,000)	\$42,907,000 \$(44,121,000)	\$44,608,000 \$(45,906,000) \$46,108,000 \$(46,608,000)				East \$2,754,000 West \$2,754,000

- (1) Capital costs exclude site work, fees, contingencies and movable furnishings.
Current (January 1980) unescalated costs shown.
Project Cost = (capital cost + site cost) + 20% for fees, contingencies
- (2) Numbers not in parentheses represent construction type 3 (see Section 9) - cone plank + tilt up
- (3) Numbers in parentheses represent construction type 1 (see Section 9) - flat slab + masonry wall
- (4) This represents cost to build all inmate beds as single rooms initially. To convert dorms to single rooms later, escalate cost differential for time elapsed.
- (5) U = uniformed C = civilian T = total
- (6) East & West refer to location on Site. See site plan.
- (7) Includes personnel and other than personnel costs.

- o Models 1B and 2B would be some \$53.5 - \$55.0 million for 1B and \$53.0 - \$54.4 million for 2B, due to added fencing, utilities, etc. over the "A" models.
- 15) Building all housing as single rooms rather than as a mix of single rooms and dormitories would result in a \$1.8 million increase on the above costs (\$1.8 million = \$1.5 million construction + contingencies/fees)
- 16) Building complex support (kitchen, etc.) with a capacity to handle 1200 inmates adds some \$3.84 million to the above. (\$3.2 million + 20% contingencies/fees). This may be phased, but would require further funds for escalation.

2.1.4 Program Summary Models 1 & 2

Program Summary Model 1





	24	240	288	312	144		
	CENTRAL	MAX/MED	MED/MIN	MIN	WOMEN	TOTAL	GSF
A. ADMIN/PUBLIC							
Complex Administration	1,880					22,380	33,570
Local Admin/Visit		5,425	5,425	3,425	6,225		
B. CUSTODY ADMIN							
Complex	4,760					9,620	15,400
Local		1,290	1,290	1,290	990		
C. COMPLEX SUPPORT							
Kit/Laund/Plant	44,000 (67,200)					44,000 (67,200)	52,800 (80,640)*
D. HEALTH SERVICES							
Med/Dent/Infirmary	8,325					8,325	13,320
E. MULTIPURPOSE/AUDIT/VISIT.	12,770					12,770	15,324
F. RESIDENTIAL		37,532	42,010	46,762	21,959	148,263	247,599
G. PROGRAM SERVICES							
Complex Program Support	13,800					31,660	47,490
Local Resource Centers		3,505	5,845	3,505	5,005		
TOTALS						277,018 (300,218)	425,503 (453,343)

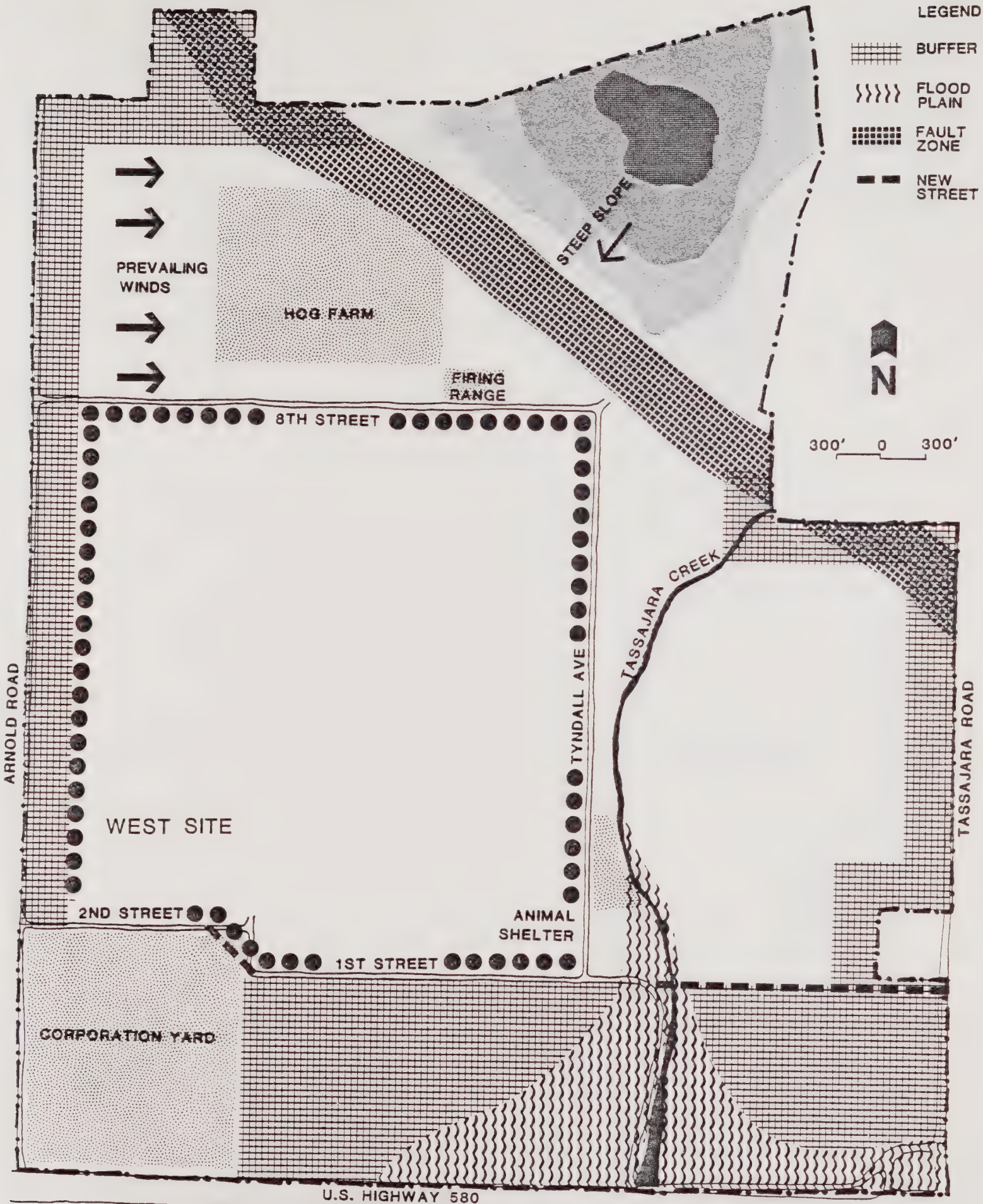
Program Summary Model 2

	24	384	456	144		
	CENTRAL	MAX/MED	MED/MIN	WOMEN	TOTAL	GSF
A. ADMIN/PUBLIC						
Complex Administration	1,880				19,830	29,745
Local Admin/Visit		7,900	3,825	6,225		
B. CUSTODY ADMIN						
Complex	4,760				9,030	14,450
Local		1,640	1,640	990		
C. COMPLEX SUPPORT						
Kit/Laund/Plant	44,000 (67,200)				44,000 (67,200)	52,800 (80,640)*
D. HEALTH SERVICES						
Med/Dent/Infirmary	8,325				8,325	13,320
E. MULTIPURPOSE/AUDIT/VISIT	12,770				12,770	15,324
F. RESIDENTIAL		58,537	68,587	21,959	149,083	248,968
G. PROGRAM SERVICES						
Complex Program Support	13,800				30,295	45,442
Local Resource Centers		5,945	5,545	5,005		
TOTALS					273,333 (296,533)	420,049 (447,889)

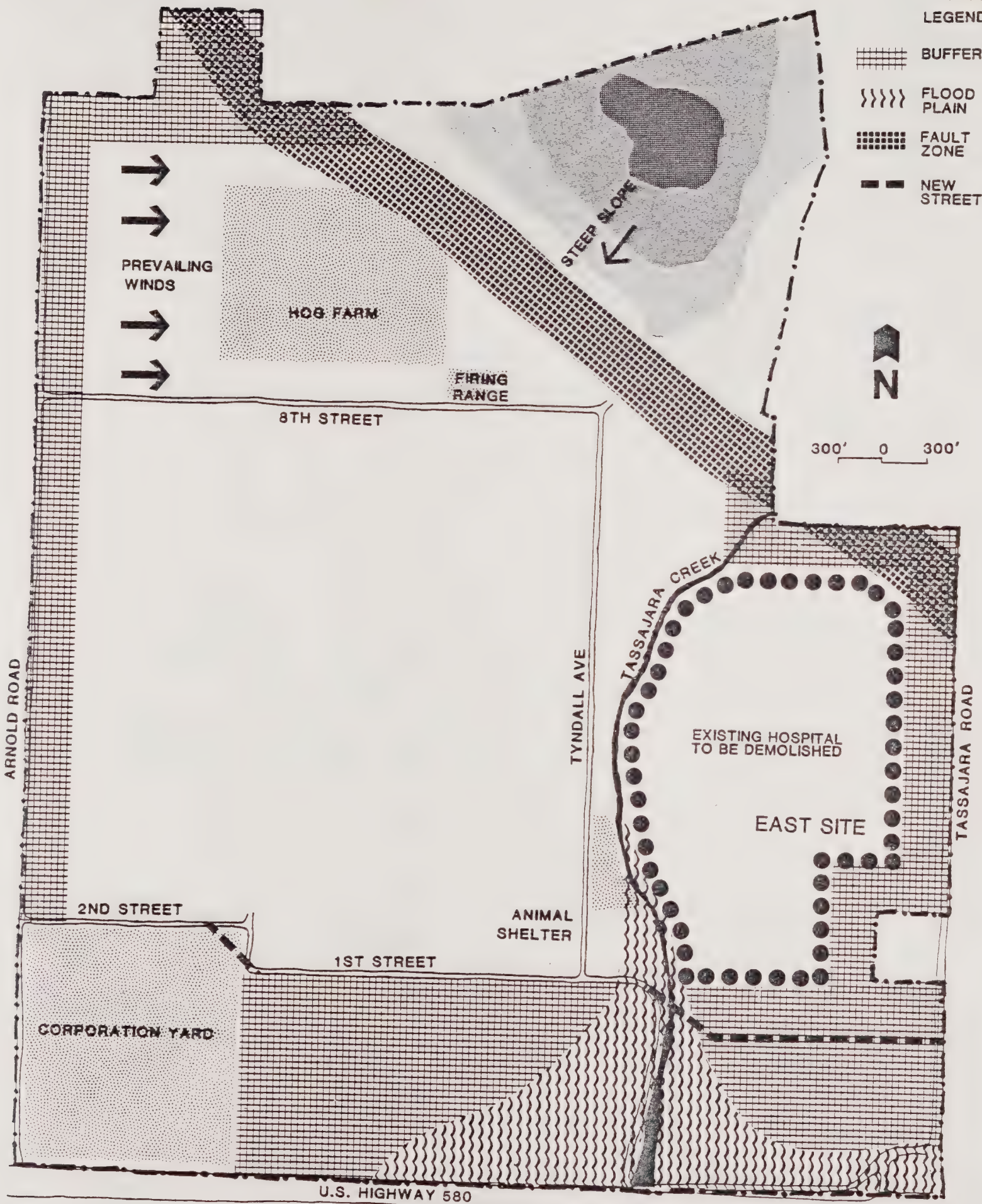
note: GSF=Gross Square Feet

LEGEND

-  BUFFER
-  FLOOD PLAIN
-  FAULT ZONE
-  NEW STREET



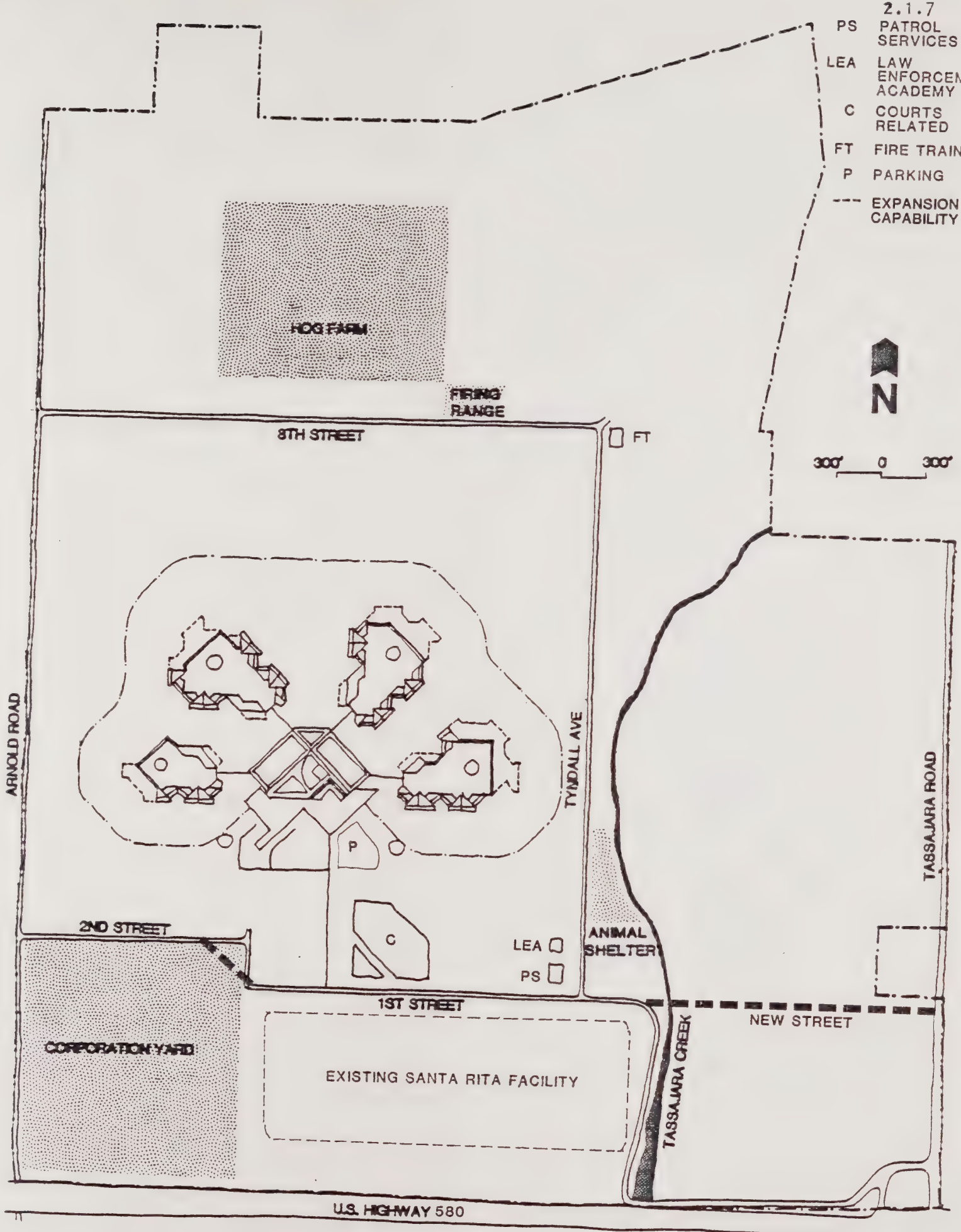
-  BUFFER
 FLOOD PLAIN
 FAULT ZONE
 NEW STREET



- 2.1.7
 PS PATROL SERVICES
 LEA LAW ENFORCEMENT ACADEMY
 C COURTS RELATED
 FT FIRE TRAINING
 P PARKING
 --- EXPANSION CAPABILITY



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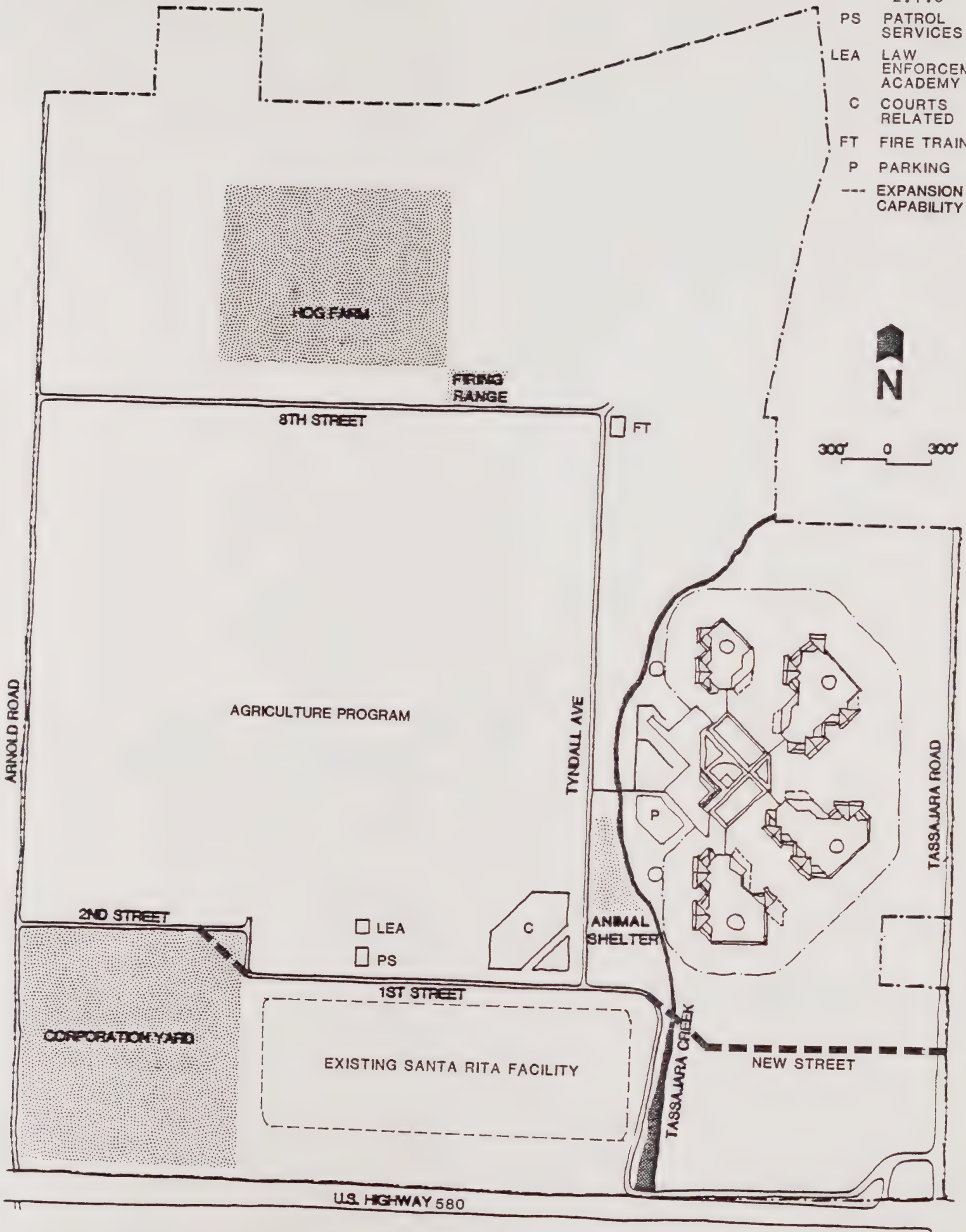


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- PS PATROL SERVICES
- LEA LAW ENFORCEMENT ACADEMY
- C COURTS RELATED
- FT FIRE TRAINING
- P PARKING
- EXPANSION CAPABILITY



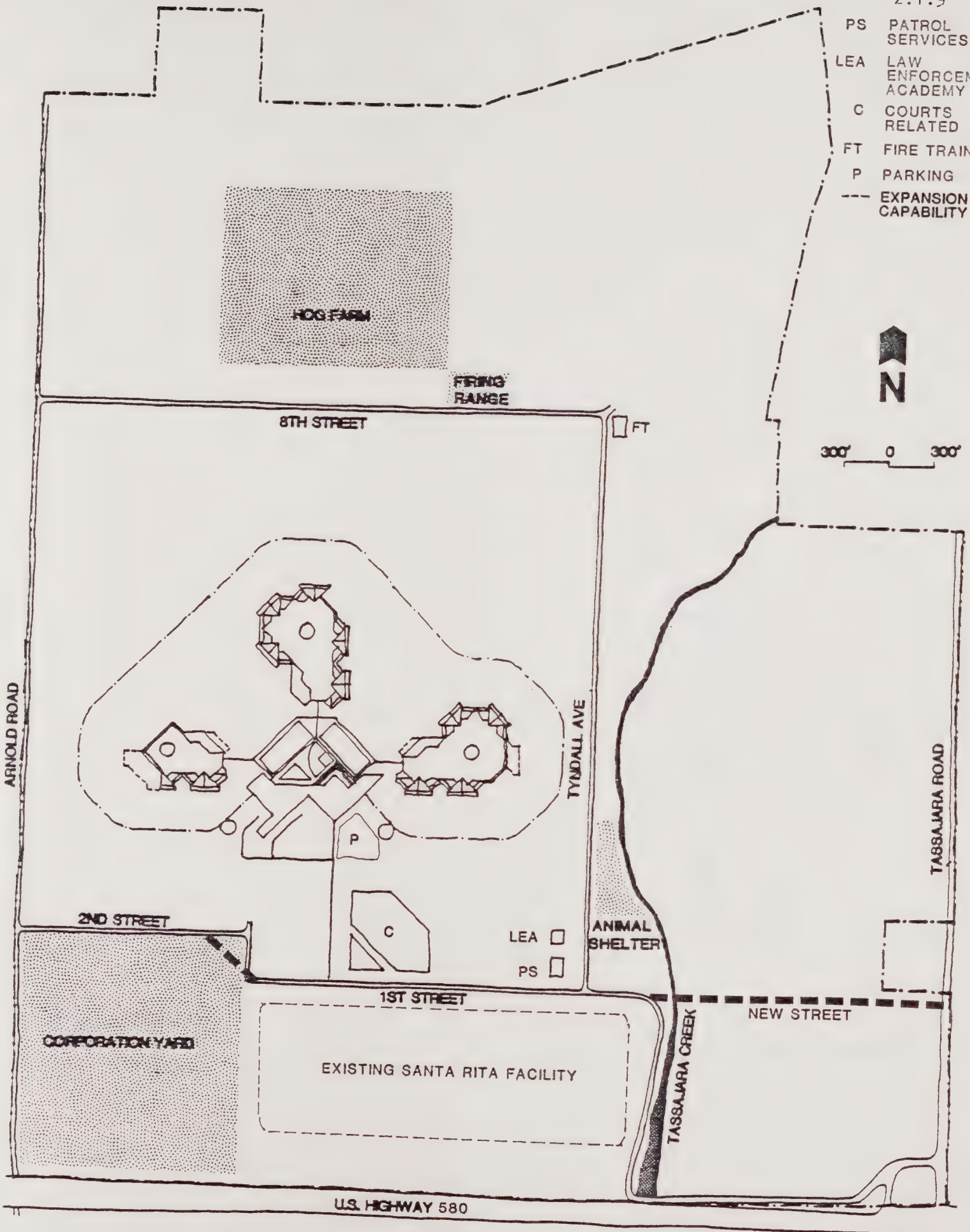
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- PS PATROL SERVICES
- LEA LAW ENFORCEMENT ACADEMY
- C COURTS RELATED
- FT FIRE TRAINING
- P PARKING
- EXPANSION CAPABILITY



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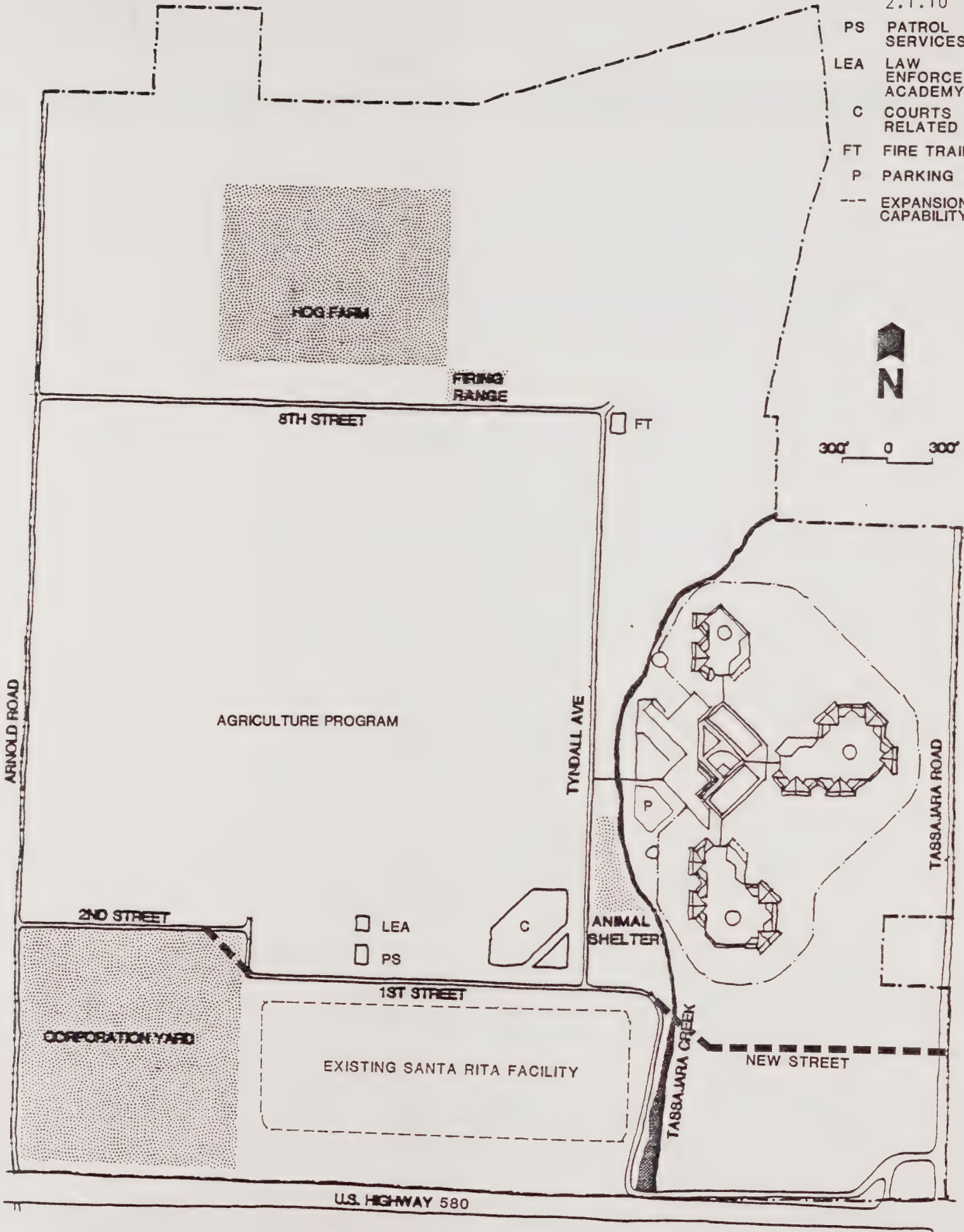


2.1.10

- PS PATROL SERVICES
- LEA LAW ENFORCEMENT ACADEMY
- C COURTS RELATED
- FT FIRE TRAINING
- P PARKING
- EXPANSION CAPABILITY



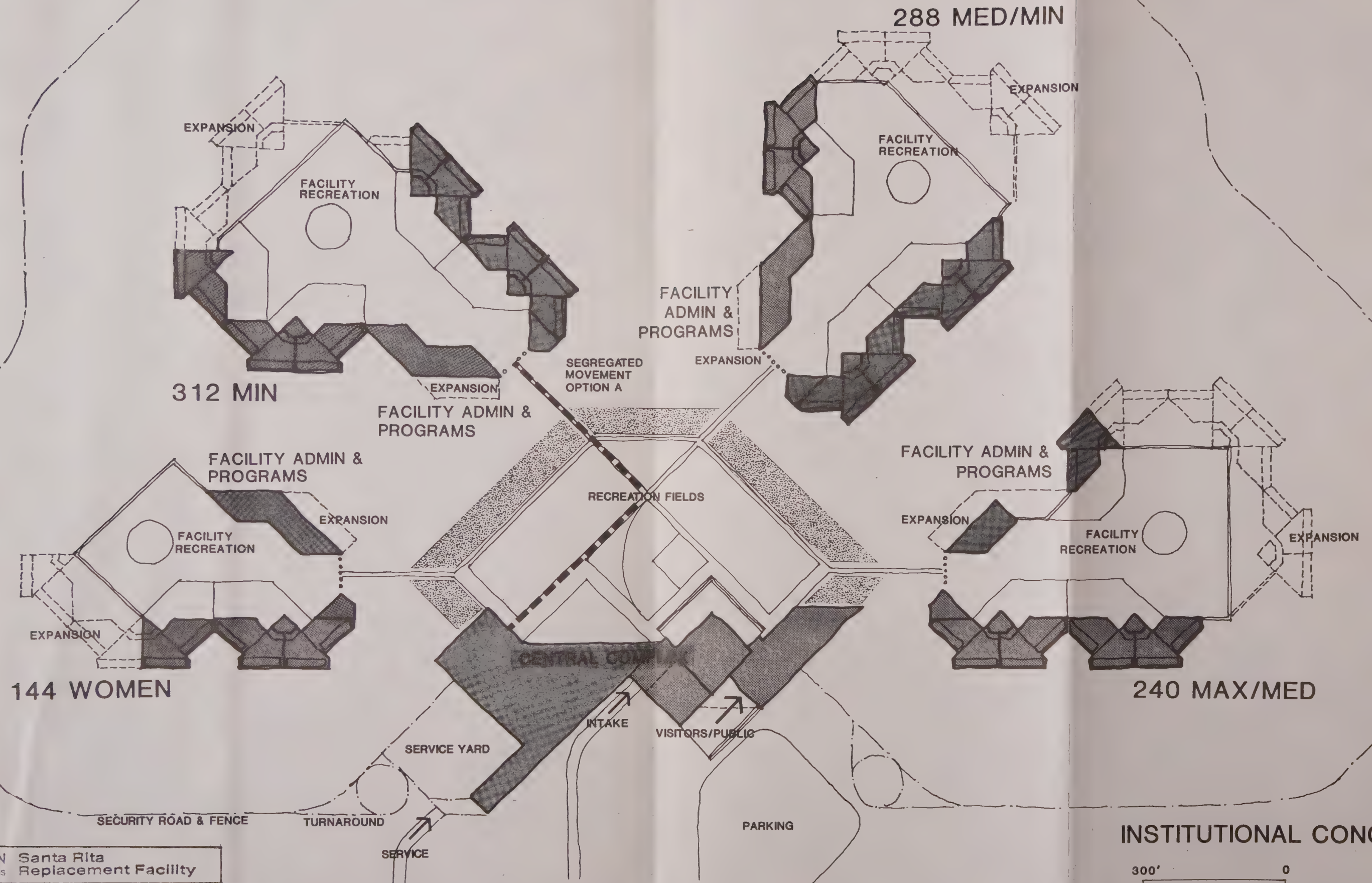
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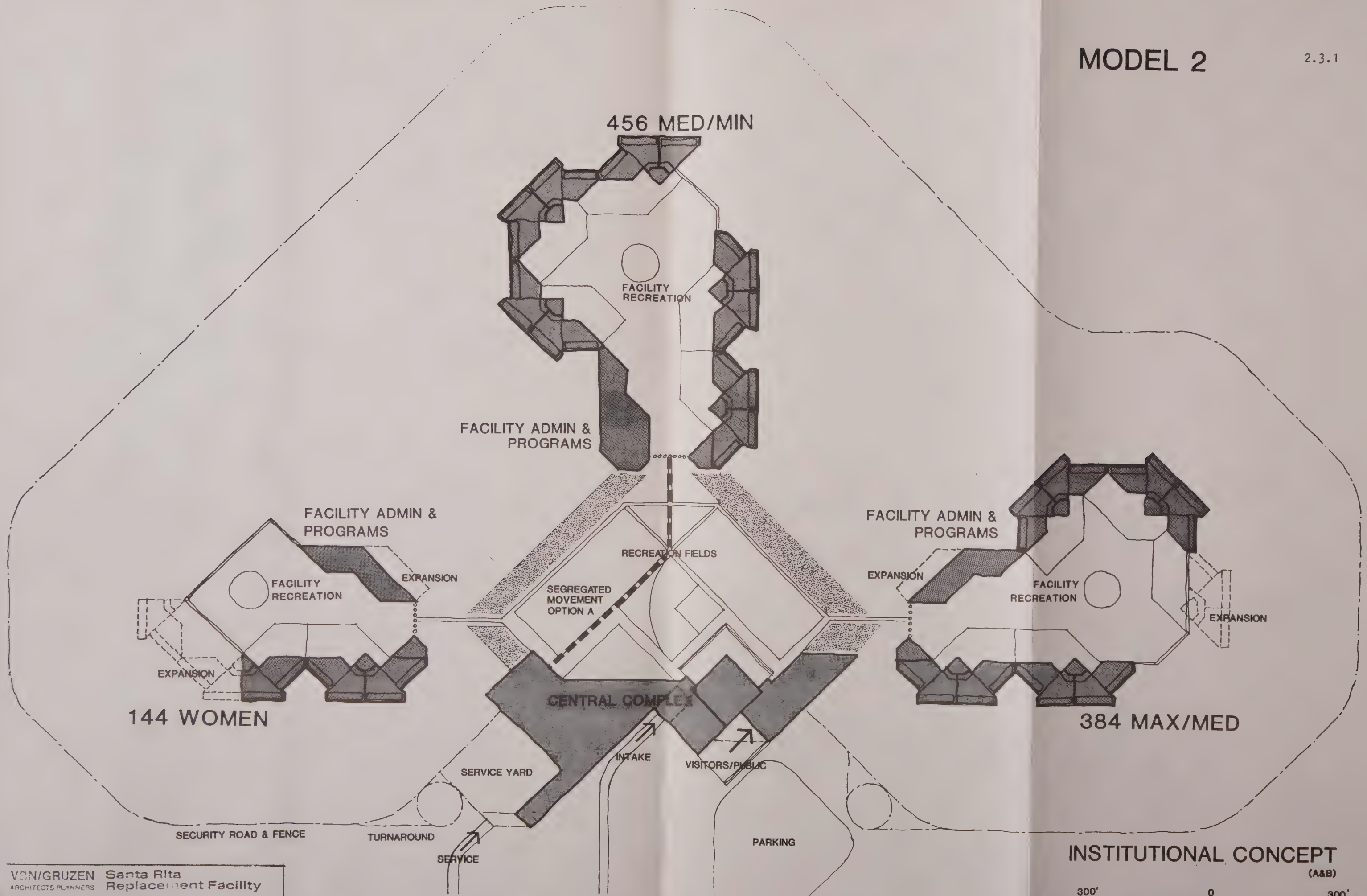


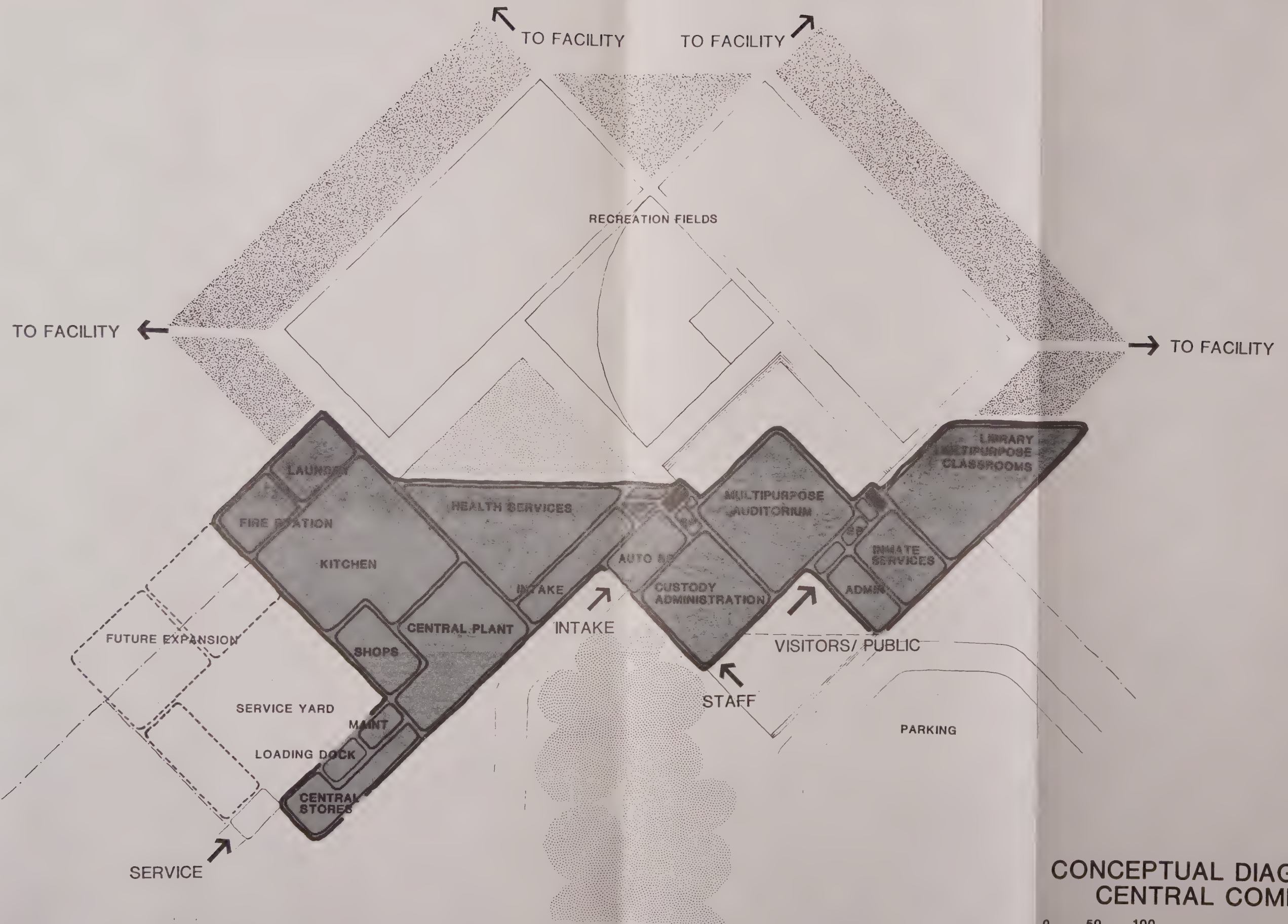
In developing this study, a number of concepts and terms appear frequently, and for ease of reading are summarized here.

- o Complex - the total of all components directly relating to the delivery of correctional services at Santa Rita. Sub-components include the residential facilities, program areas, administrative buildings, support services, etc.
- o Facility - one of four (Model 1) or three (Model 2) areas in which inmates reside. Each facility is given a distinct security classification and houses the appropriate inmate sub-population. Also called Management Unit.
- o Management Unit - same as above.
- o Module - grouping of 48 beds with corresponding activity space. Facilities are organized in multiples of the 48 bed module. Some contain 48 single rooms, others are divided into twelve 4 bed dormitories and still others into four, twelve bed dormitories. Dayspace, control areas, sick call, hobby areas, inmate laundry machines and, in maximum security modules, classrooms are included within the module.
- o Complex Support - adjacent to or near the minimum security facility provides the services necessary to operate the Complex as a whole. Central kitchen, laundry, plant, shops, maintenance, bakery, fire station and post office are included within this area.
- o F.T.E. - full time equivalent. Actual number of persons required to staff a single post for one shift when annual leave, holidays, sick days, training time are figured in. Most security positions require a 1.6 multiplier to insure 365 days/year coverage.
- o Control/Rover - a "control" officer refers to a stationary post with mechanical instrumentation required to insure security within the module or other areas. "Rover" is a mobile security post which implies an officer moving around various areas within his/her post without the constraints of a "control" desk or booth.
- o Net/Gross - Ratio of net square footage to gross square footage. Gross square footage includes the entire floor area including all walls and other non-usable space. Net square footage is the amount of usable floor area and does not include partitions, mechanical, and circulation spaces.

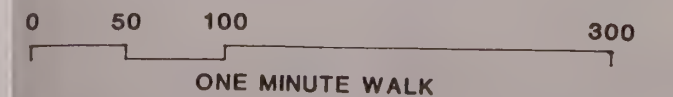
- o Contingency - an amount of money set aside in a budget to cover those expenses which are liable to but not certain to happen.
- o Bid Date (escalation) - the date at which the contract documents will be bid for construction. The costs reflected in this report are as of January 1980.

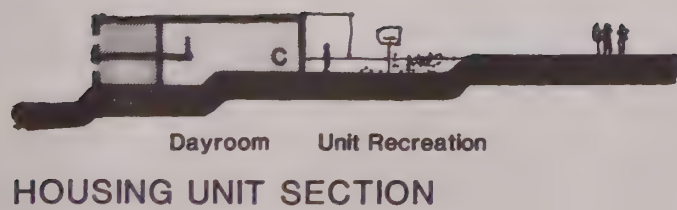
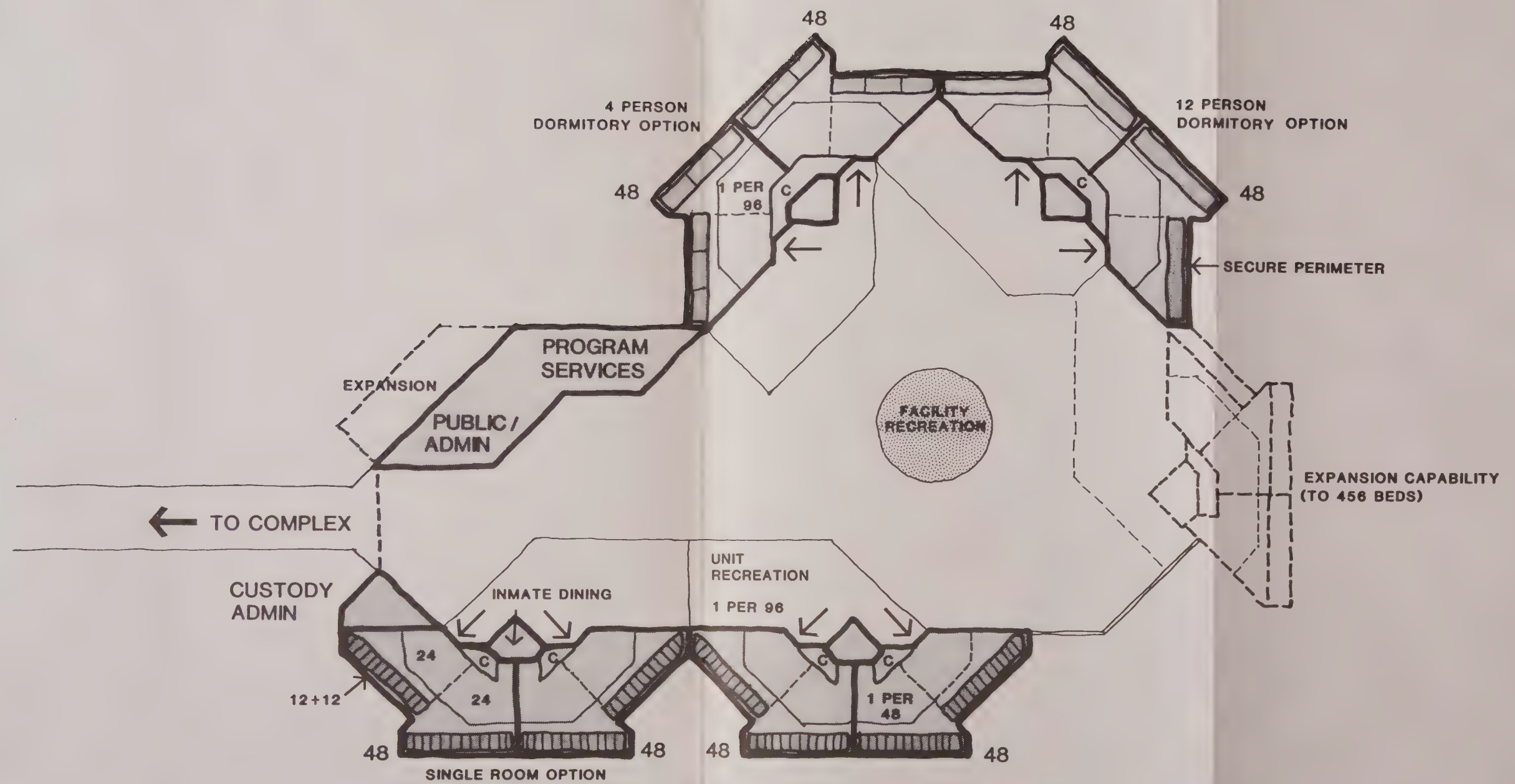






CONCEPTUAL DIAGRAM
CENTRAL COMPLEX





VBN/GRUZEN Santa Rita
ARCHITECTS PLANNERS Replacement Facility

**CONCEPTUAL DIAGRAM
FACILITY ORGANIZATION**

0 50 100 300'
ONE MINUTE WALK

Introduction The methodology of this study was defined at County Jail Planning sessions with the participation of VBN/Gruzen, responding to the following restraints and goals:

a) Variability of Security Groupings

Previous studies, including the PMCC report and work by the County's Jail Planning sessions have indicated a variability in projecting population beyond the 1985 era. Even by 1985 a possible fluctuation of 250 in the number of beds was foreseen. In addition, population categories were difficult to establish since by present limitations of the existing plant, all housing is only at either maximum or minimum security.

Therefore, this analysis focuses on developing options flexible enough to allow easy regroupings of security classification and to allow capacity growth through a range equal to the possible fluctuations without either disrupting the facility's operation or basic physical plant.

b) Flexibility of Housing Units and Inmate Program Elements

In addition to the general variability discussed above, there is a further detailed variability in definition of the housing modules. Since many inmates are of a minimum security classification it was felt that they might be housed in a less costly dormitory setting. However, evolving standards increasingly indicate single rooms, and this aspect of the study (in Section 8.0) examines the conversion capability and cost of various dormitory concepts.

Inmate program space requirements (education, vocational training and so forth) vary with availability of instructional staff, new programs, changing inmate needs, and are therefore also subject to considerable variability. This report examines the multiple use of flexible program spaces, as defined in County Jail Planning Memoranda, based on scheduling, inmate movements and public/inmate/staff interaction.

The idea of multiple use was also included regarding shared use of the Complex Support components (kitchen, infirmary, etc.) with any court related facilities, and other site components.

c) Capital & Operational Costs of Options

Two basic program options, each with a number of variants, were prepared reflecting the above criteria, and are summarized in the SUMMARY OF OPTIONS section of this report. Each option was examined for its capital cost (including possible conversion costs) and operational costs (staffing, transport, etc.) These measurable costs are the true basis for selection of the recommended options, as detailed below.

d) Site Development Concepts

The two basic program options were then tested on the county site for two locations. The operational and cost characteristics of each are detailed in sections 7.0, 8.0, and 9.0.

3.2 VARIABILITY OF SECURITY GROUPINGS

Seven possible security groupings for a 1008 bed complex were developed by the County in work sessions with VBN/Gruzen for analysis of their flexibility, operational features and growth potential. Each grouping is composed of 48 bed modules which can be easily broken down into 12 and 24 bed units, or 8 and 16 bed units. Each grouping can add future 48 men modules without disrupting any unit's operation. The 48 bed housing modules can be individually locked off without affecting any of the other modules. This allows great flexibility in reassigning security levels without affecting any of the following basic layouts. In all these groupings, the minimum units may directly link to central support to provide access for inmate help.

It is not internal security flexibility or growth flexibility at the 150 to 500 men level that affects these four basic options as much as their program and staffing flexibility at the 1008 men level.

All seven security groupings fall naturally into either 3 components or 4 components each, with an additional central support component. The 3 component models have higher staffing as indicated in the detailed staffing analysis (Sections 5.3. and 6.3) as a result of reduced flexibility and classification potential.

The 4 component models retain greater program flexibility by allowing separation of medium/minimum units by length of stay, inmate work program and so forth. Also 4 components are perceived as being more humane and manageable in scale.

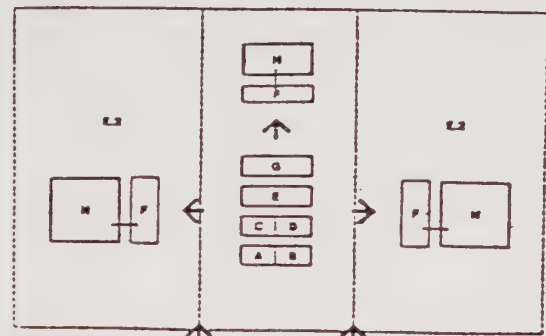
One major ACA criterion is the division of a complex into management subunits of 400-500 at most. If women are in a separate management unit for 144, the remainder must be broken into at least two components. Therefore three is the smallest number of facilities possible.

The following chart enumerates the seven security group options two B & F were selected as the most representative of 3 & 4 part model that correspond to possible future inmate distributions. B was selected as an intermediate between A and C, since by adding one 48 and one 24 to the maximum/medium unit (which can be conveniently done) it resembles model A. Similarly, by adding 24 to the medium/minimum it resembles model C.

Similarly F can be added to either the maximum/medium or minimum units to resemble any of the other 4 part models.

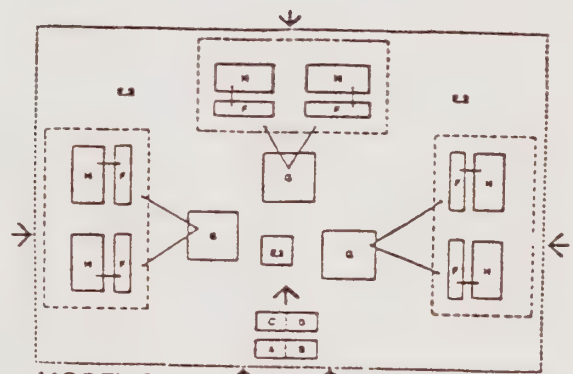
This is essentially a single large facility and violates LEAA and ACA guidelines for 400-500 max facility size.

Model Diagrams



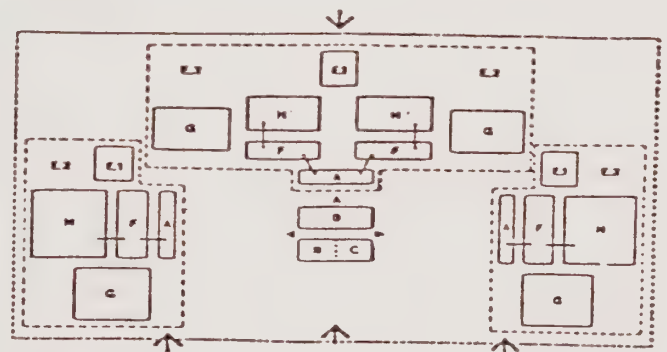
MODEL 1
Maximum
Common

Housing and avocation broken into semiautonomous units of 400-500 or less. Inmate Program and support are still central. Scheduling cross traffic problem (and staff) but little duplication of elements.



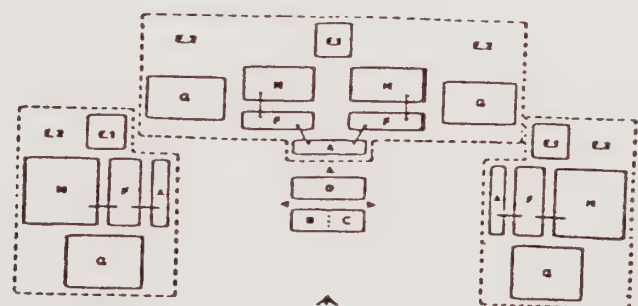
MODEL 2
Campus

Housing, avocation and inmate program broken into units of 400-500 or less. Only support is central. Circulation - good; program flexibility - good. Some duplication.



MODEL 3
Satellite

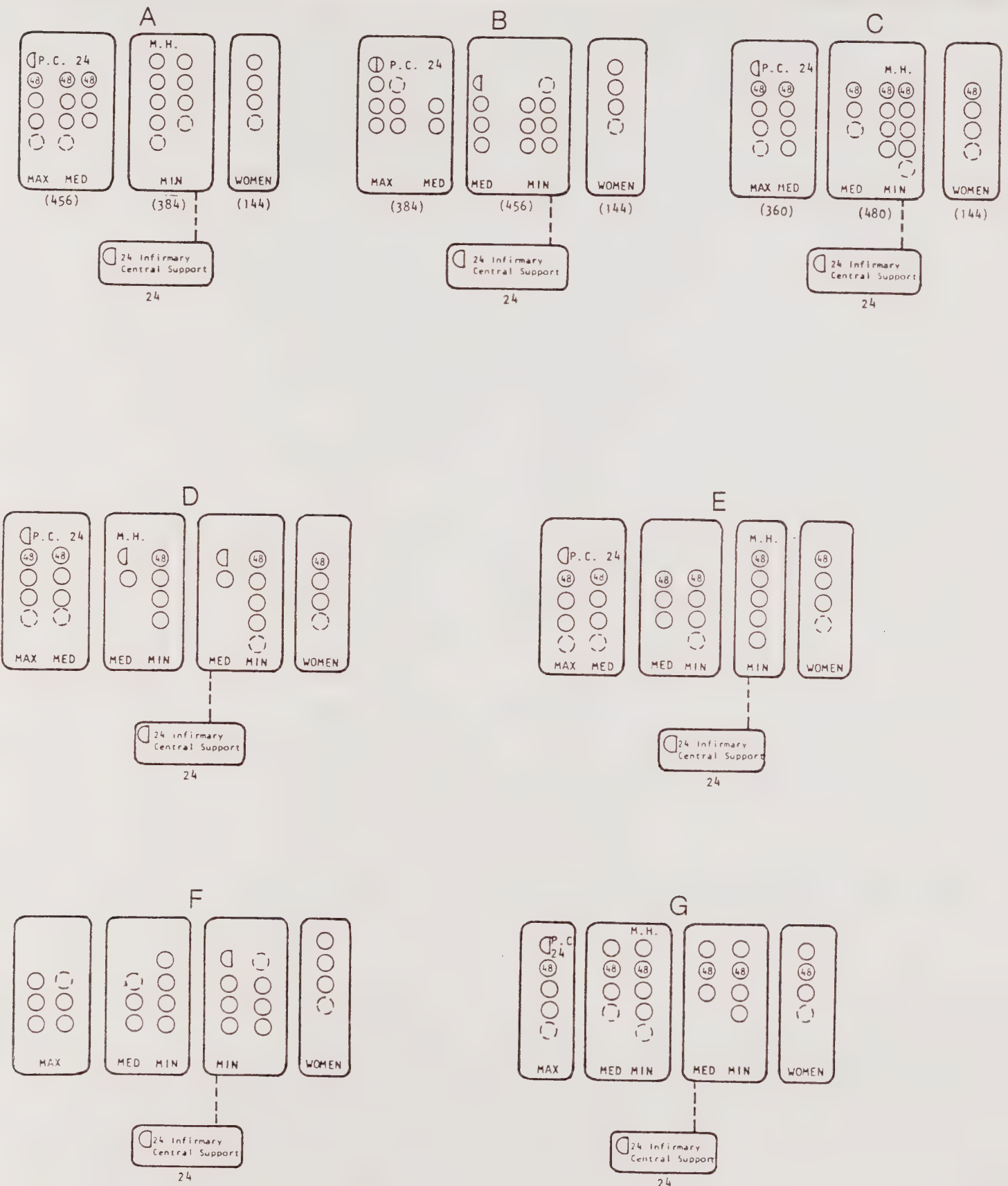
All independent units
Excessive Duplication
Central Service Elements



MODEL 4
Independent

3.2.1 VARIABILITY OF SECURITY GROUPINGS

Of the essence here is the modular nature of the housing unit, allowing additional units to be built anticipating a wide range of future possible development, up to and beyond a 1200 bed capacity without adding more management units.



The security models can be applied to each of the facility models summarized in the following chart. The satellite concept allows the maximum flexibility in allowing independent inmate programs to be developed. It also reduces escorted inmate movement and additional staff which would be required in a more centralized facility. It also permits a freer disposition of elements on the site, responding to other off-site county components as well as topography.

The two schemes selected in the previous section were evaluated on a cost basis for several criteria of flexibility. The detailed costs are developed in Section 9.0. The more flexible arrangements not surprisingly, tend to cost more, on an initial basis. Other variables discussed were:

- o Housing as (432) single rooms with toilets
+ (66) 4 bed dorms = 264
+ (24) 12 bed dorms = 288
- o Housing as (696) single rooms with toilets (by converting the 12 bed dorms)
- o Complex support as part of minimum security compound for inmate workers' areas.
- o Complex support as an independent unit
- o Complex support for 1008 persons (to service Correctional center only)
- o Complex support for 1200 persons to serve future confinement or detention facility and other county facilities on Santa Rita property.
- o Inmate program; four basic inmate program models were examined for their suitability to each of the two selected concepts.

Based on data provided by the County, each model provides inmate program space (classroom, shops, etc.) for about 30% of the population, as detailed in the program sheets under heading G in sections 5 and 6.

The four models are summarized in the appended chart entitled "Facility Models".

The first, with most programs (presently in institutional work) concentrated in the minimum facility, resembles the existing situation at Santa Rita. This might be called the incentive model, since there is an incentive for the maximum classification to move toward the minimum.

Either the 3 or 4 part complex models can be adapted to this, though this program model lacks flexibility by concentrating its resources unevenly toward the minimum.

The second, with major program areas in maximum/medium, based on the idea that the long term inmates require more training is the 'rehabilitative' model, which is losing favor somewhat currently. This model fits the 3 and 4 part schemes also, and like the first tends to sacrifice flexibility.

The third program model arranges program areas by length of stay, and by security classification. These minimum long-term inmates may be involved in vocational training and institutional work (shops, bakery, etc.) while short-term minimum might be devoted to self-improvement activities not requiring specific major program areas. Likewise, in the higher security classifications, the longer term individuals might receive more programs than the short-term. This model is the one that trends at Santa Rita indicate to be the most appropriate for the future.

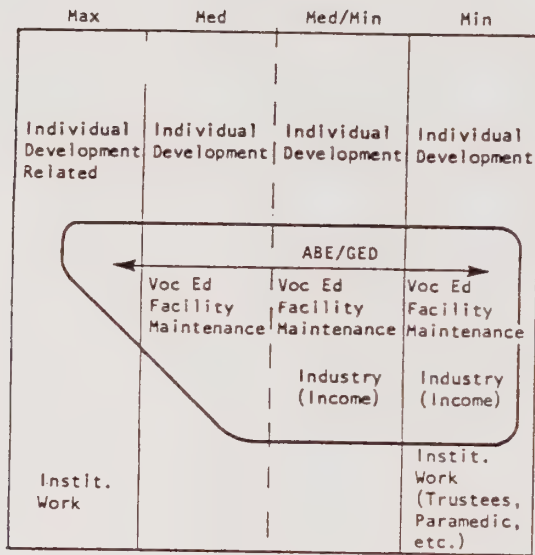
The four part complex model is the best suited to this concept since it allows the short-term minimum inmates to be separately housed from the long-term minimum inmates who might have direct access to the complex support areas for institutional work. The three part scheme does not take advantage of this flexibility.

The fourth program model, by length of stay only, tends to increase staffing requirements unrealistically by mixing different security levels, though it is a very flexible arrangement.

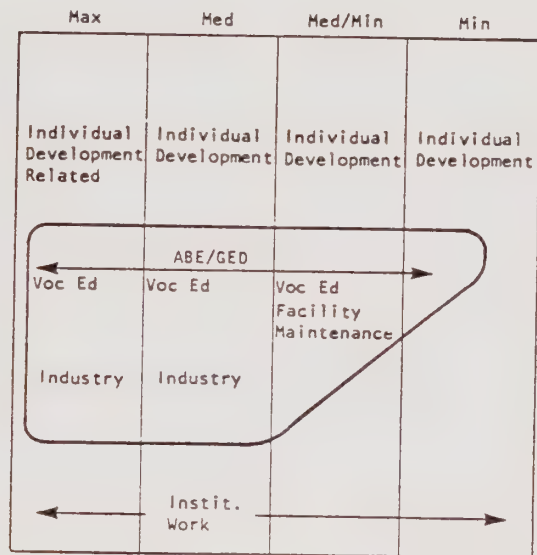
In summary, the third program model is the basis for the inmate spaces detailed in this report.

The cost implications for each variable and each component listed in this section on methodology, though not independent from each other, give a "shopping list" of acceptable options.

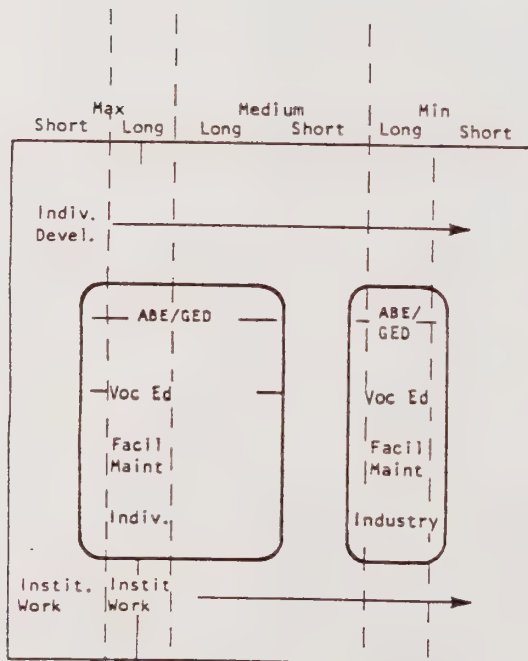
3.3.2 Inmate Program Models



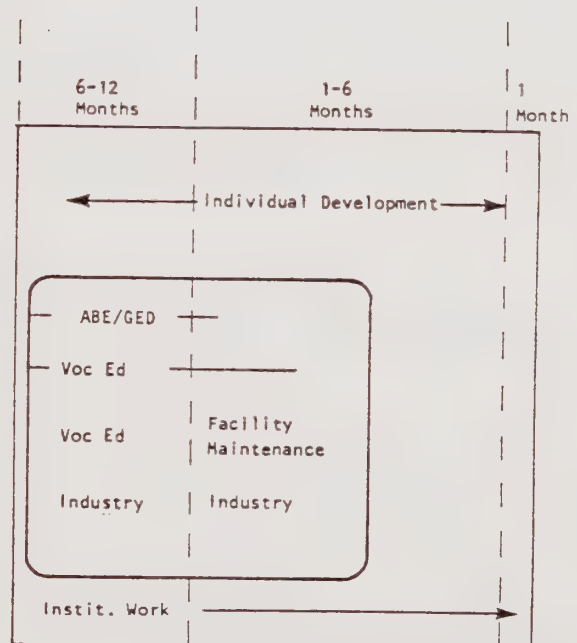
Major Program in Med/Min



Major Program in Max/Med



Major Program by length of Stay and Security Level.



Major program by length of stay.

ABE=Adult Basic Education
GED=Graduate Equivalency Diploma

Introduction

Staffing analyses for Models 1 and 2 were prepared with the cooperation of the County Sheriff's Department and the County Administrator's Office. In addition VBN/Gruzen has presented an alternative or "optimal" staffing analysis which represents the ideal level of manpower should additional funds, grants, etc. become available. For a more specific discussion of the staffing requirements of each model, see sections 5.3 and 6.3.

All staffing models represent an efficient cross between a wholly centralized model as exists currently at the Santa Rita Rehabilitation Center and a decentralized version which reflects current correctional trends. While the former is considered to be slightly more staff efficient, the latter is more responsive to both security and program needs.

Thus, the four staffing models have been developed to reflect the decentralized nature of the concepts (facilities or management units within the larger complex) while recognizing the County's imperative requirement that personnel costs be kept to a minimal level.

It is important to note that the staffing recommendations which appear in Sections 5.3 and 6.3 are only preliminary planning figures. More precise analyses will be developed once schematic designs for the residential modules and other areas of the complex have been agreed upon. The figures can, however, provide the County with a general idea as to the level of appropriations required to operate such a complex. In addition, the analyses can serve as a tool to aid the County in evaluating the relative merits of each model.

Complex Administration

The Commanding Officer of the Santa Rita Complex holds the rank of Captain and is responsible for all operations security and program decisions on a daily basis. He/she reports to the Chief of Detention and Corrections.

Reporting to the Captain are two Lieutenants (the Executive Officer and Operations Officer) and three additional Lieutenants who serve as Watch Commanders (one per shift). The Executive Officer is responsible for all personnel matters and other duties as delegated by the Captain while the Operations Officer supervises all complex support functions (food services, laundry, intake, central plant, etc.). The Watch Commanders are responsible for all security and operational functions during their respective tours.

In addition to the Complex Executive Administrative Staff listed above, there are Sargeants responsible for each of the following areas: Projects, Food Services, Classification/Intake, Inmate Services.

Facility Administration

Each facility's operations are supervised by Unit Managers (Sargeants) at one per shift. Similar to the Watch Commanders referred to above, all operations, security and program functions within the facility are the direct responsibility of the respective Unit Managers. Ideally, each Unit Manager should always be assigned to the same facility, thus encouraging a sense of continuity in the administration of that facility. That continuity can lead to more efficient operations as the special program and security requirements of the facility and its inmates become apparent to the Unit Manager.

F.T.E. (Full Time Equivalent)

Per current Sheriff's Department personnel standards, a Full Time Equivalent Factor of 1.6 is utilized in the staffing analyses. Essentially, this means that to staff a single security post for one shift, 1.6 persons are required due to annual leave, sick days, holidays, training requirements, etc,

Most security posts require the 1.6 F.T.E. contingency to assure coverage 365 days per year. Executive Administrative positions and some middle level managers are not subject to this as they are not integral to the day-to-day security requirements of the complex. For example, while the Executive Officer can serve as acting Commanding Officer in the latter's absence (thus no F.T.E. requirement), the nature of security staff positions does not allow for watching another officer's post while he/she is on vacation.

4 A Review of Status of Compliance with Current Correctional Standards

BUILDING	AREA	STATUS			STANDARDS		
		ACA	LEAA	CBC	ACA ⁽¹⁾	LEAA ⁽²⁾	CBC ⁽³⁾ TYPE II
GREYSTONE	Cell Size	X	X	X	10 Hrs 60 sf single	70 sf single	70 sf single
	Cells (General)	X	X	X	10 Hrs 80 sf Natural light	Natural light	Natural light
	Dayrooms		X	X	ext. view No standard	35 sf/person access showers	35 sf/person access showers
	Recreation				Adequate for population	Adequate for vigorous activity	Formula + min. 900 sf
	Dining				Minimized regimentation	Maximum 75 persons	15 sf/person being fed
	Bathing		X	X	3 times/week	Privacy	Privacy
LITTLE GREYSTONE	Dormitories	X	X	X	Min. Sec. only	8 Hours or work/ed re- lease	Cadre only
	Bathing		X	X	3 times/week	Privacy	Privacy
	Dayrooms		X	X	No standard	35 sf/person natural light access showers	35 sf/person access showers
	Dining	X	X		Minimized regimentation	Max. 75 one time	15 sf/person being fed
	Recreation				Adequate	Adequate for vigorous activity	Formula + min. 900 sf
COMPOUND 1, 2, 6-8	Dormitories		X	X	Min. Sec. only	8 Hours or work/ed re- lease	Cadre only
	Dorms Size		X	X	60 sf/person Max. 50	No standard	40 sf/person Max. 16 persons
	Dayrooms		X	X	No standard	35 sf/person access showers	35 sf/person access showers
WOMEN'S BARRACKS	Dormitories		X	X	Min. Sec. only	8 Hrs holding or work release only	Cadre only 40 sf/person max. 16
	Dorms Size		X	X	60 sf/person Max. 50	No standard	40 sf/person 16 persons max.
	Dayrooms				No standard	35 sf/person access showers	35 sf/person access showers
	Recreation				Adequate	Adequate for vigorous act.	Formula + min. 900 sf
	Bathing Max. Sec. Cells	X	X	X	3 times/week 80 sf single occupancy	Privacy 70 sf single occupancy	Privacy 70 sf single occupancy
BOOKING	Holding Cells			X			Max. 16 persons 10 sf/person w/seats
	Detox. Cells		X	X		Single room	Max. 8 persons padded floor 20 sf/person

X = Non Compliance

(1) American Correctional Association's Commission on Accreditation for Corrections, Manual of Standards for Adult Correctional Institutions, 1977.

(2) Law Enforcement Assistance Administration, National Clearinghouse for Criminal Justice Planning and Architecture, Architectural Standards for Adult Detention and Corrections Facilities, 1977.

(3) California Board of Corrections, Standards for Type II Correctional Facilities.

4.0 Introduction In planning a replacement facility for sentenced inmates at Santa Rita, the County instructed its consultants to abide by correctional standards issued by the American Correctional Association and the California Board of Corrections.

The former, Manual of Standards for Adult Correctional Institutions, is sponsored by the American Correctional Association and issued by the Commission on Accreditation for Corrections in 1977. This volume is, by far, the most widely recognized set of correctional standards in the United States today. They reflect previously published works by such respected groups as the American Bar Association; American Medical Association; National Council on Crime and Delinquency; the President's Commission on Law Enforcement and Administration of Justice; the National Advisory Commission on Criminal Justice Standards and Goals, as well as current case law.

In addition, any construction plans for a county jail must be submitted to the California Board of Corrections. That group will determine if the planned construction is in compliance with the State's Guidelines for the Establishment and Operation of Local Detention Facilities as well as the Minimum Standards for Local Detention Facilities recently revised in September, 1979.

Other standards considered include those issued by:

- The National Fire Protection Association
- The United States Department of Justice
- The Uniform Building Code
- American Public Health Association
- American Medical Association

In this section we have excerpted standards for eleven areas/aspects of the institution from the California Minimum Standards and the A.C.A.'s Manual of Standards. It must be stressed that these excerpts are intended only to give the reader a general idea of the correctional standards which the County is attempting to conform to in its jail planning.

The original sources, listed in the Bibliography below, should be consulted for a more complete listing of the relevant standards.

Bibliography of Standards

American Medical Association. Standards for the Accreditation of Medical Care and Health Care in Jails. Chicago, Ill, 1978.

American Public Health Association. Standards for Health Services in Correctional Institutions. Washington, D.C., 1976.

California Board of Corrections. California Laws pertaining to County and City Adult Detention Facilities. Sacramento, California, 1976.

California Board of Corrections. Guidelines for the Establishment and Operation of Local Detention Facilities. Sacramento, California, 1976.

California Board of Corrections. Minimum Standards for Local Detention Facilities. Sacramento, California, revised in September, 1979.

Commission on Accreditation for Corrections (sponsored by the American Correctional Association). Manual of Standards for Adult Correctional Institutions. Rockville, Maryland, 1977.

International Conference of Building Officials. Uniform Building Code. Whittier, California, 1976.

National Fire Protection Association. Life Safety Code Handbook. Boston, Massachusetts, 1978.

United States Department of Justice. Draft Federal Standards for Corrections. Washington, D.C., 1978.

4.2 Medical
FacilitiesCalifornia Board of Correction

- (c) Medical Examination Room. There must be a minimum of one suitably equipped medical examination room in every Type I, II, or III facility designed to house 25 or more inmates. The examination room shall be designed in consultation with the consulting physician. Such a medical examination room shall:
1. provide sufficient lockable storage space for medical supplies;
 2. be located within the security area convenient to both female and male inmates but not in the living area of either;
 3. provide not less than 100 square feet of floor space with no single dimension less than 7 feet; and,
 4. provide running water.
- (d) Infirmary. Some means must be provided to meet the need for medical care and housing of ill and/or infirm inmates. When the program statement for a Type II or Type III facility indicates that an infirmary is needed in the facility, such an infirmary must provide sufficient lockable storage space for medical instruments and must be located within the security area of the facility convenient to both female and male inmates but not in the living area of either. The infirmary shall be designed in consultation with the facility physician.

4.3 Capacity

American Correctional Association

4140 Where an institution houses more than 500 inmates, there are decentralized units of no more than 500 inmates each. (Essential)

DISCUSSION: Decentralized or "functional" units permit programs to be conducted on a smaller, more manageable scale, and decisions affecting inmates to be made by those personnel who know them best. Functional units generally are staffed by a unit manager, case manager, counselor, unit officer, and secretary. Additional personnel may include an educational coordinator and a mental health specialist.

4141 The population using housing or program units does not exceed the designed capacity of the facility. (Essential)

DISCUSSION: The original plan for the facility should be examined to determine its designed capacity. In no case should the present use of the facility exceed designed use standards.

4.4 Residential American Correctional Association

4142 There is one inmate per room or cell, which has a floor area of at least 60 square feet, provided inmates spend no more than 10 hours per day locked in, exclusive of counts; when confinement exceeds 10 hours per day, there are at least 80 square feet of floor space. (Important)

DISCUSSION: The institution should provide humane care. Single cells provide privacy and enable inmates to personalize living space. Less personal living space is required for inmates who have programs and activities available to them throughout the institution.

44 Where used, dormitories house no more than 50 inmates each, and have:

At least 10 cubic feet of fresh or purified and recirculated air per minute for each person occupying the dormitory;
Access to hot and cold running water;
Adequate toilet and shower facilities;
Locker for each individual;
Lighting of at least 20 footcandles;
A minimum floor area of 60 square feet per inmate and a clear floor-to-ceiling height of eight feet;
Noise levels low enough so as not to interfere with normal human activities;
No double or triple bunking; and
Clear observation/supervision lines of sight for staff. (Important)

DISCUSSION: Where dormitory housing cannot be avoided, the number of inmates per dormitory should be kept low. Living conditions may be enhanced by placing partitions between beds or by increasing the space between beds as much as possible. Chairs and desks should be provided for reading and writing.

4148 New prison planning precludes the use of dormitories as part of the mainline population housing. (Essential)

DISCUSSION: Dormitory housing may be used in camps, pre-release programs and in other minimum security areas of the institution or its satellites. Where dormitory housing is used, the number of inmates per dormitory should be no more

than 50. Living conditions should be enhanced by placing partitions between beds or by increasing the space between beds as much as possible.

California Board of Correction

1116 Single Occupancy Cells. Single occupancy cells shall:

- (a) have a maximum capacity of one person
- (b) contain a minimum of 60 square feet of floor area in Type I facilities and 70 square feet of floor area in Type II and Type III facilities.
- (c) have a minimum ceiling height of 8 feet
- (d) contain a water closet, wash basin, and drinking fountain as specified in Section 1120 of these regulations.
- (e) contain a bunk, desk, and seat as specified in Section 1120 of these regulations.

1117 Multiple Occupancy Cells. Multiple occupancy cells shall:

- (a) contain 35 square feet of floor area per person
- (b) be limited to no more than 8 persons
- (c) be no smaller than 100 square feet with a minimum ceiling height of 8 feet.
- (d) contain a water closet separate from the wash basin and drinking fountains as specified in Section 1120 of these regulations
- (e) contain sufficient bunks as specified in Section 1120 of these regulations to accommodate each occupant
- (f) provide secure storage of personal items for each occupant

1118 Multiple Occupancy Rooms. Multiple occupancy rooms shall:

- (a) be limited to housing persons in Type III and Type IV facilities and inmate workers in Type II and II facilities;
- (b) contain 50 square feet of floor area per person and have a minimum ceiling height of 8 feet;
- (c) be limited to no more than 16 persons;
- (d) provide access to water closets separate from the wash basins and drinking fountains as specified in Section 1120 of these regulations;
- (e) provide secure storage of personal items and clothing for each occupant.

4.5 Visiting

American Correctional Association

4352 Written policy and procedure provide that inmate visiting facilities permit informal communication, including opportunity for physical contact. (Essential)

DISCUSSION: The degree of informality of inmate visiting facilities should be consistent with the institution's overall security requirements. The use of devices that preclude physical contact should be avoided except in instances of substantiated security risk.

California Board of Correction

1062 Visiting. The facility administrator of the facility manager shall develop and implement an inmate visiting plan. Such a plan shall provide for as many visits and visitors as facility schedules, space, and number of personnel will allow. For sentenced prisoners in Type I facilities and all prisoners in Type II facilities there shall be allowed no fewer than two visits totaling at least one hour per inmate each week. In Type III and Type IV facilities there shall be allowed one or more visits, totaling at least one hour per week.

Contact visits shall be allowed at least to minimum security prisoners housed in Type III and Type IV facilities and in Type II facilities which are designed and constructed for contact visits.

- (h) Visiting and Attorney Interviews. Sufficient space shall be provided in all local detention facilities for visiting as specified in Section 1062 of these regulations. Visiting areas used in conjunction with minimum security prisoners shall be of a type which allows for open, contact visits wherever possible. Type I and Type II facilities shall include attorney interview areas which provide for confidential consultation.

4.6 Program
SpaceAmerican Correctional Association

4434 The institution provides facilities and equipment for the conduct of religious programs for inmates. (Essential)

DISCUSSION: Ideally, the religious services program should be conducted in a separate building or section of the institution that includes sufficient space for religious services, counseling and chaplains' offices. Equipment, office supplies and secretarial help should be provided commensurate with the needs of the religious program personnel.

4416 The library is functional in design and inviting in appearance. (Essential)

DISCUSSION: The library should be well lighted and have good acoustics and temperature control so that the facility is conducive to concentration. Space should be provided for reading, conferences and group viewing and listening. The library's furnishings and equipment should be selected for attractiveness, durability, comfort and ease of maintenance. Equipment should include, at a minimum, typewriters, photo duplication equipment, record players and a telephone.

- (b) Correctional Program Space. Sufficient area for correctional programming must be provided in every Type II and Type III facility. The program area and furnishings shall be designed to meet the needs specified by the facility's program statement as required by Section 1102 of these regulations. Such space and furnishings may be in the form of a multipurpose room or rooms with movable partitions and storage area for seating equipment and writing tables.

Type IV facilities shall have multipurpose space for games and activities, dining, visiting, TV, meetings and quiet space for study and reading such that activities do not conflict with each other.

1064 Library Service. The facility administrator or the facility manager shall develop and implement a library service in all Type II and Type III facilities. Service shall provide access to legal reference materials and to current information

on community services and resources. Such a service may be established in conjunction with the local county or city library and the scope of such service shall be determined by the facility administrator or facility manager.

1061 Inmate Education Plan. The facility administrator or the facility manager of any Type II or Type III facility shall plan and shall request of appropriate public officials an inmate education program. When such services are not made available by the appropriate public officials, then the facility manager shall develop and implement an education program with available resources. Such a plan shall provide for the voluntary academic and/or vocational education of both sentenced and unsentenced inmates when there is a reasonable expectation that pretrial custody will exceed 29 days.

4.7 Recreation/
Day SpaceAmerican Correctional Association

4424 Facilities and equipment, which are maintained in good condition and are suitable for the planned recreation activities, are available in proportion to the inmate population. (Essential)

DISCUSSION: Facilities should include an outdoor recreation area; a gymnasium with seats for spectators; an auditorium with stage equipment; game rooms and games such as table tennis, shuffleboard, chess, checkers, cards, etc; weight-lifting apparatus and other body-conditioning equipment and space for their use; a music room; and space for the pursuit of arts, crafts and hobbies. Locker rooms, showers and dressing rooms also should be available. Provision should be made for the regular inspection of all equipment and for repair and replacement as necessary.

California Board of Correction

1121 Space and Equipment for Support Functions. The number of spaces and area for support functions must meet the needs defined by the facility program statement required in Section 1102 of these regulations. Such functions shall include:

- (a) Exercise Area. An outdoor exercise area, or areas, must be provided in every Type II and Type III facility. The minimum clear height must be 15 feet and the minimum number of square feet of surface area will be computed as follows:

$$\frac{(80\% \text{ of maximum rated inmate population})}{\text{Number of one hour exercise periods per day}} \times 50 \text{ sq.ft.} = \text{Required Exercise Area}$$

There must be at least one exercise area of not less than 900 square feet.

Type IV facilities shall have an outdoor recreation area or access to community recreation facilities.

1119 Dayrooms. Dayrooms or dayroom space must:

- (a) contain 35 square feet of floor area per person

- (b) contain tables and seating to accommodate the maximum number of occupants
- (c) provide access to water closets, wash basins, and drinking fountains as specified in Section 1120 of these regulations
- (d) provide access to a shower or showers as specified in Section 1120 of these regulations
- (e) be provided to all persons in Type II and Type III facilities (except those housed in special use cells) and to inmate workers in Type I facilities

Dayroom space as described in this section may be a part of a single or multiple occupancy cell or room in which case the floor area of the cell or room must be increased by the square footage required for the dayroom.

California Board of Correction

1065 Exercise and Recreation. The facility administrator/manager of a Type II or Type III facility shall develop and implement an exercise and recreation program, in an area designed for recreation, which will allow a minimum of three hours of such activity distributed over a period of seven days. Such regulations as are reasonable and necessary to protect the facility's security and the inmates' welfare shall be included in such a program. In Type IV facilities, such a program can be either in-house or provided through access to the community.

4.8 Dining

American Correctional Association

4233 Written policy specifies that meals are served under conditions that minimize regimentation. (Essential)

DISCUSSION: Cafeteria facilities are preferable to inmate waiter service. The dining area should provide normal group eating facilities and conversation should be permitted during dining room hours. Where possible, there should be "open" dining room hours thus eliminating traditional waiting lines and forced seating by housing unit, shop assignment, etc. Full cutlery service, based on a control system, generally should be provided.

California Board of Correction

- (g) Dining Facilities. In all Type II, Type III, and in Type IV facilities which serve meals, dining areas shall be provided which will allow groups of people to dine together. Such dining areas shall not contain toilets, wash basins, or showers in the same room or in the view of persons dining. Wherever the facility contains a central dining room or rooms, it shall contain a minimum of 15 square feet of floor area for each person being fed.

4.9 Disabled

American Correctional Association

4274 Administrative policy provides for housing and programs for disabled and infirm inmates in facilities appropriate to their needs. (Essential)

DISCUSSION: Disabled and infirm inmates require separate housing in facilities that are conducive to their program needs.

4.10 Staff
Facilities

American Correctional Association

4101 Library and reference services are available to complement the training and staff development program. (Essential)

DISCUSSION: Staff training programs require employee access to library services. Reference materials should be available and readily accessible. If materials are not available, arrangements should be made to acquire them from other facilities, e.g., a criminal justice clearinghouse.

4102 Space and equipment required for the training and staff development program are provided. (Essential)

DISCUSSION: Facilities for the training and development program should be easily accessible to the staff, free from distracting noise or inmate observation, and large enough to accommodate 20-30 employees for classroom instruction. Separate locations should be provided for firearms and gas equipment training and for physical training. Equipment should be provided for audio-visual presentations. Other equipment should include, at a minimum, firearms, gas equipment and ammunition.

4.11 Light

American Correctional Association

Each room or cell has:

Lighting of at least 20 footcandles, which is both occupant and centrally controlled

Each room or cell has:

Natural light. (Essential)

DISCUSSION: Sensory deprivation should be reduced by providing variety in terms of space, surface textures and colors. Natural lighting should be available from a source within 20 feet of the room or cell.

California Board of Correction

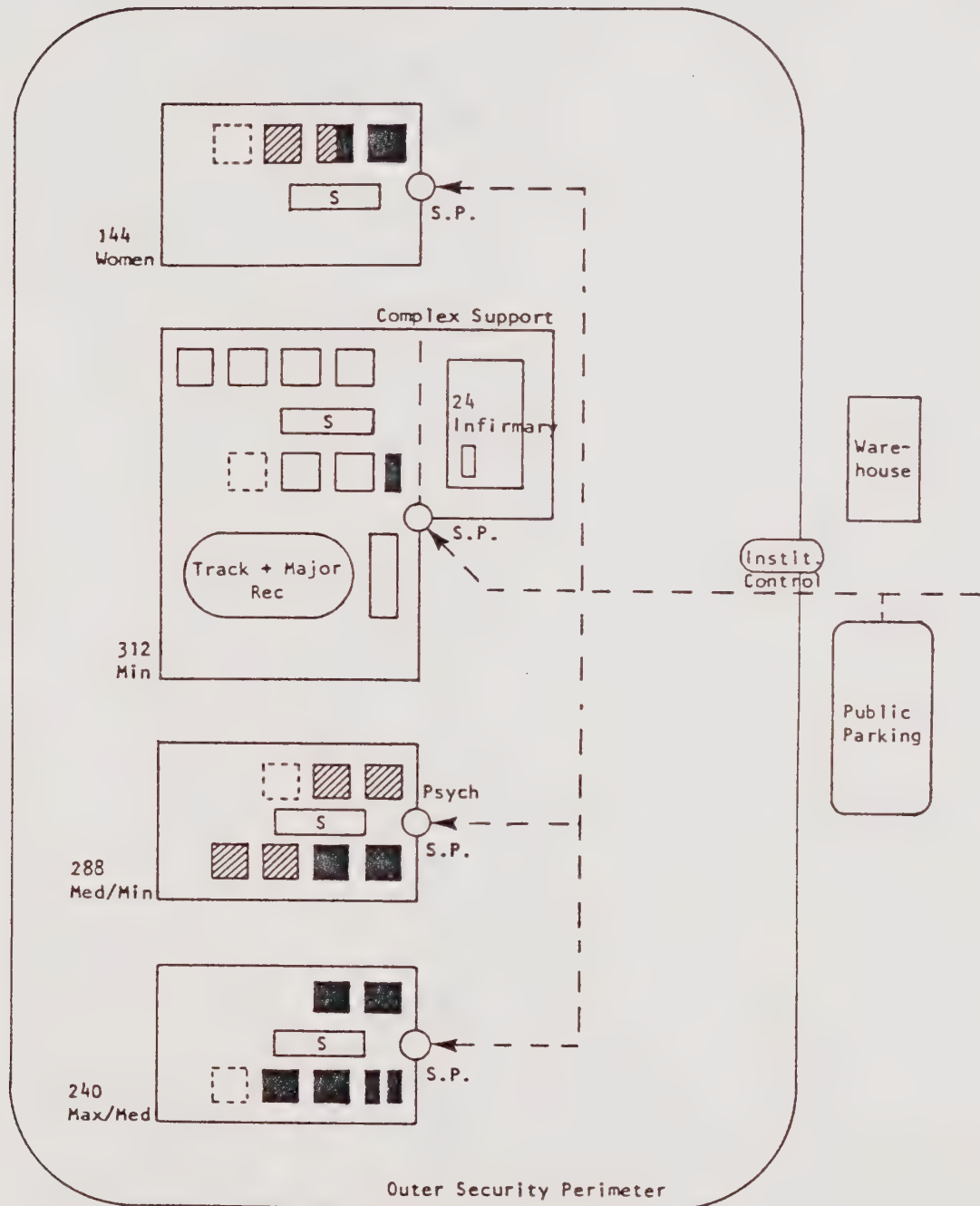
1120 (contd.)

- (g) Lighting. Lighting in housing units, dayrooms and activity areas must be sufficient to permit easy reading by a person with normal vision, and shall not be less than 30 footcandles measured 3 feet above the floor. Night lighting in these areas shall be sufficient to give good visibility for purposes of supervision but shall not exceed 5 footcandles so as not to hinder restful sleep. In minimum security areas, lighting may be supplied by ordinary lighting fixtures and in areas of higher security, light fixtures must be of appropriate secure design.
- (h) Windows in housing areas of higher than minimum security, if such windows are constantly accessible to inmates for escape, must be designed and constructed so that:
 - 1. if broken out, the net area accessible for escape is no greater than 5 inches in one dimension.
 - 2. should plastic or other material be used for glazing it shall be encased in glass.

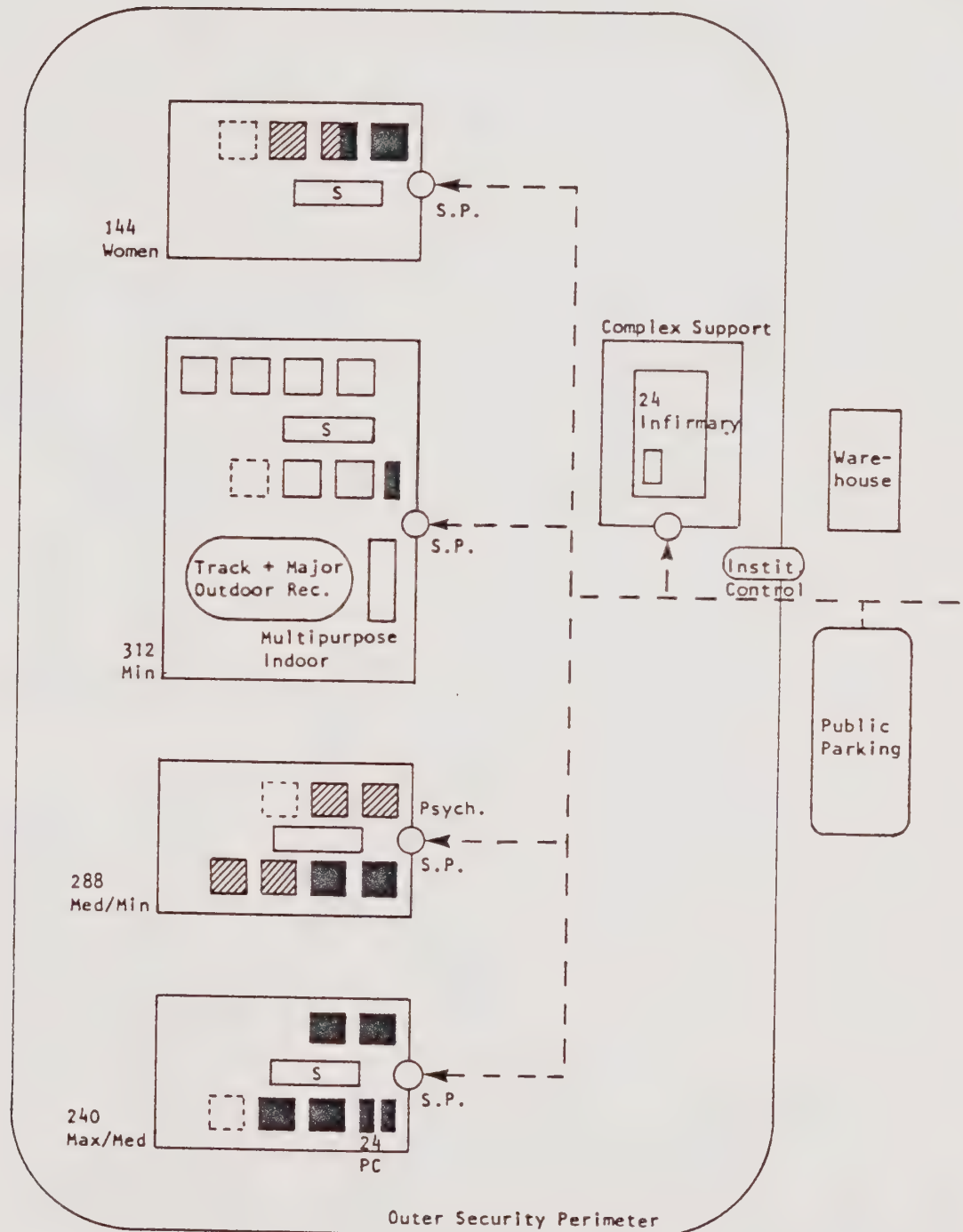
Introduction

The following program is the approved final version based on numerous discussions and work sessions between the county and its consultants.

The affinity diagrams represent desirable relationships. There may be minor variations not affecting functional criteria that are the result of further site planning and architectural development.


LEGEND

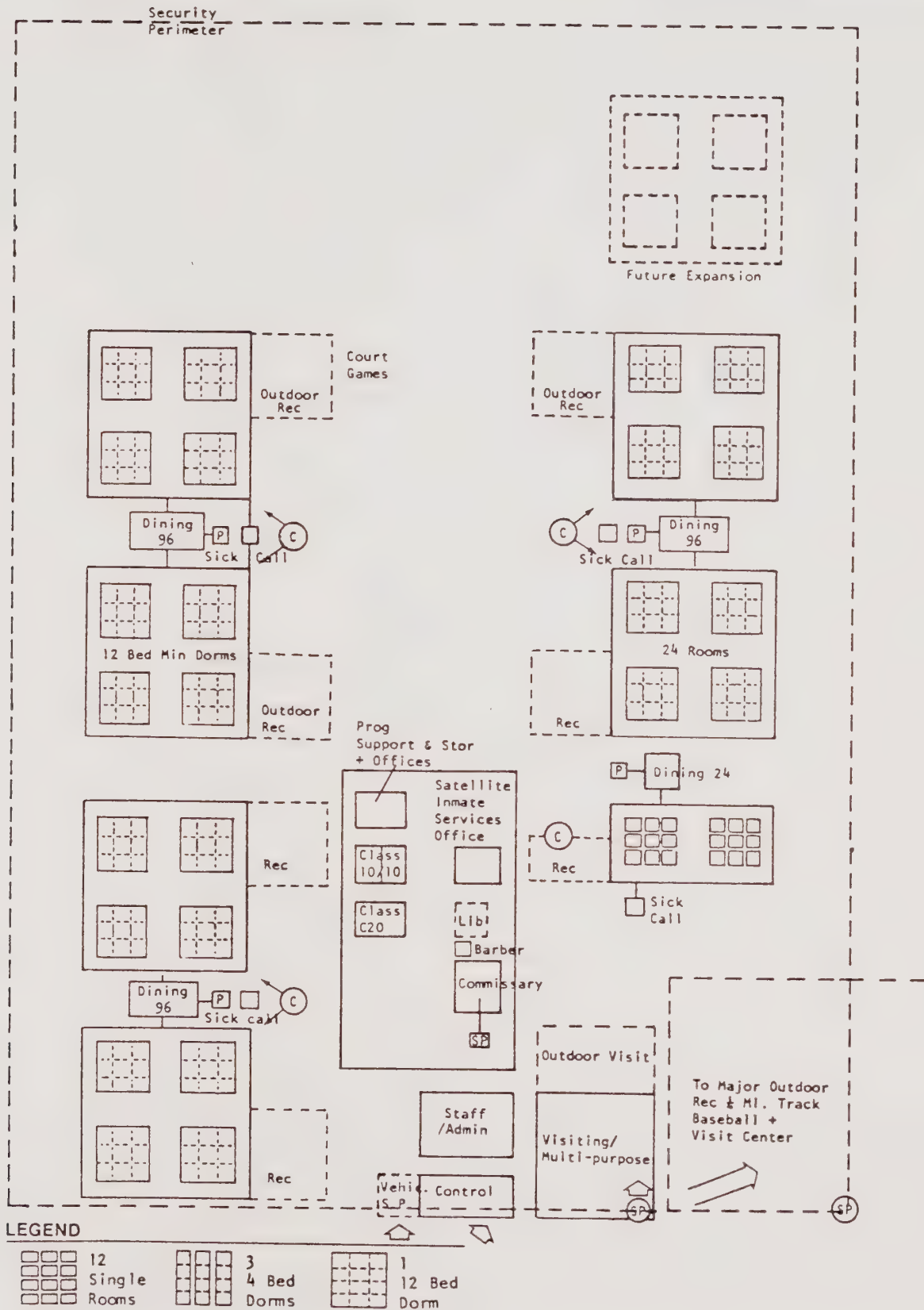
48 Bed Unit	Single Rooms	12 Bed Dorms	S = Local Support/Program
24 Bed Unit	4 Bed Dorms	Future	S.P. = Sally Port


LEGEND

48 Bed Unit	Single Rooms	12 Bed Dorms	S = Local Support/Program
24 Bed Unit	4 Bed Dorms	Future	S.P. = Sally Port

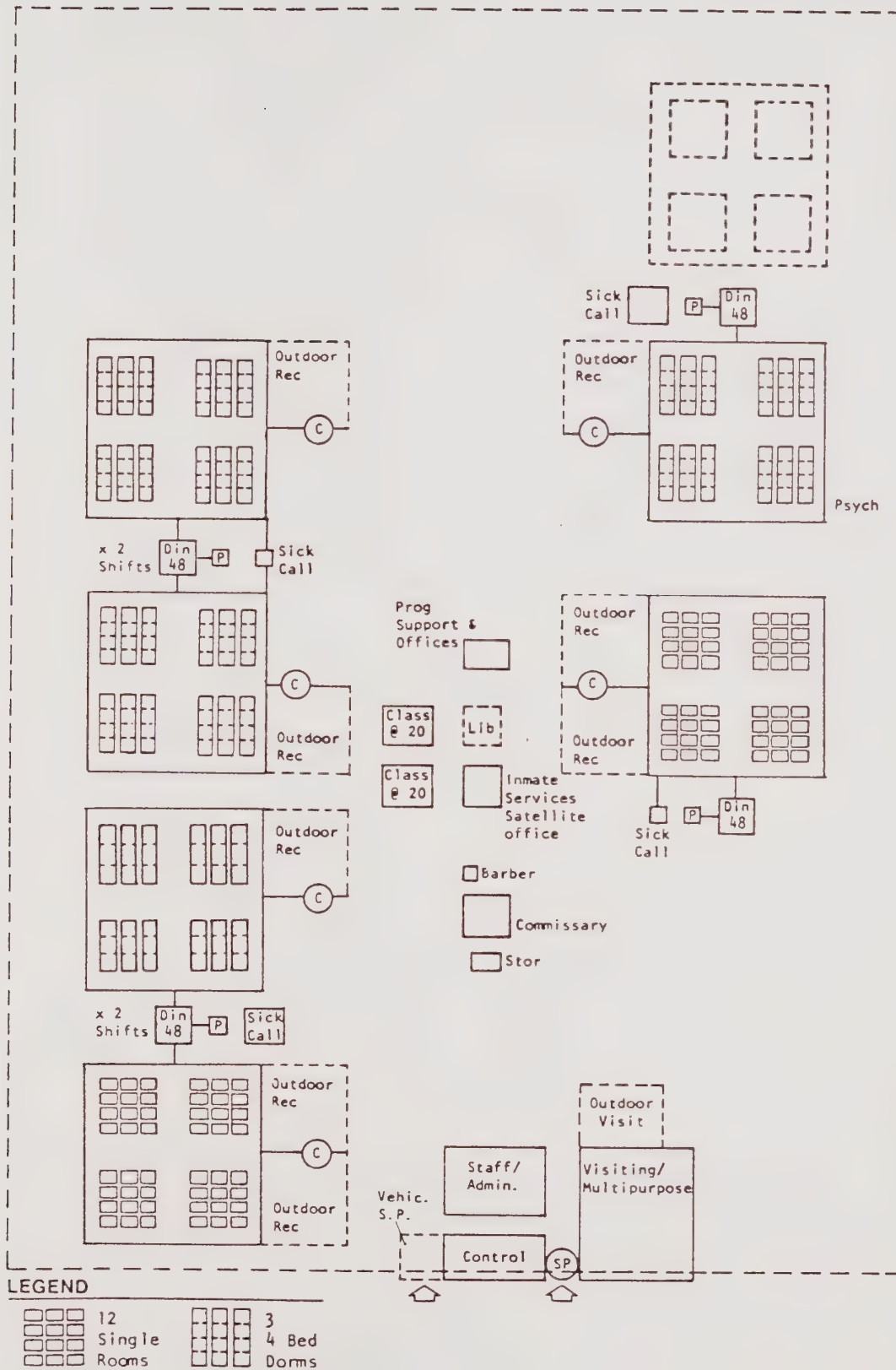
5.1.2 Facility Concept 1A

312 Bed Minimum Unit



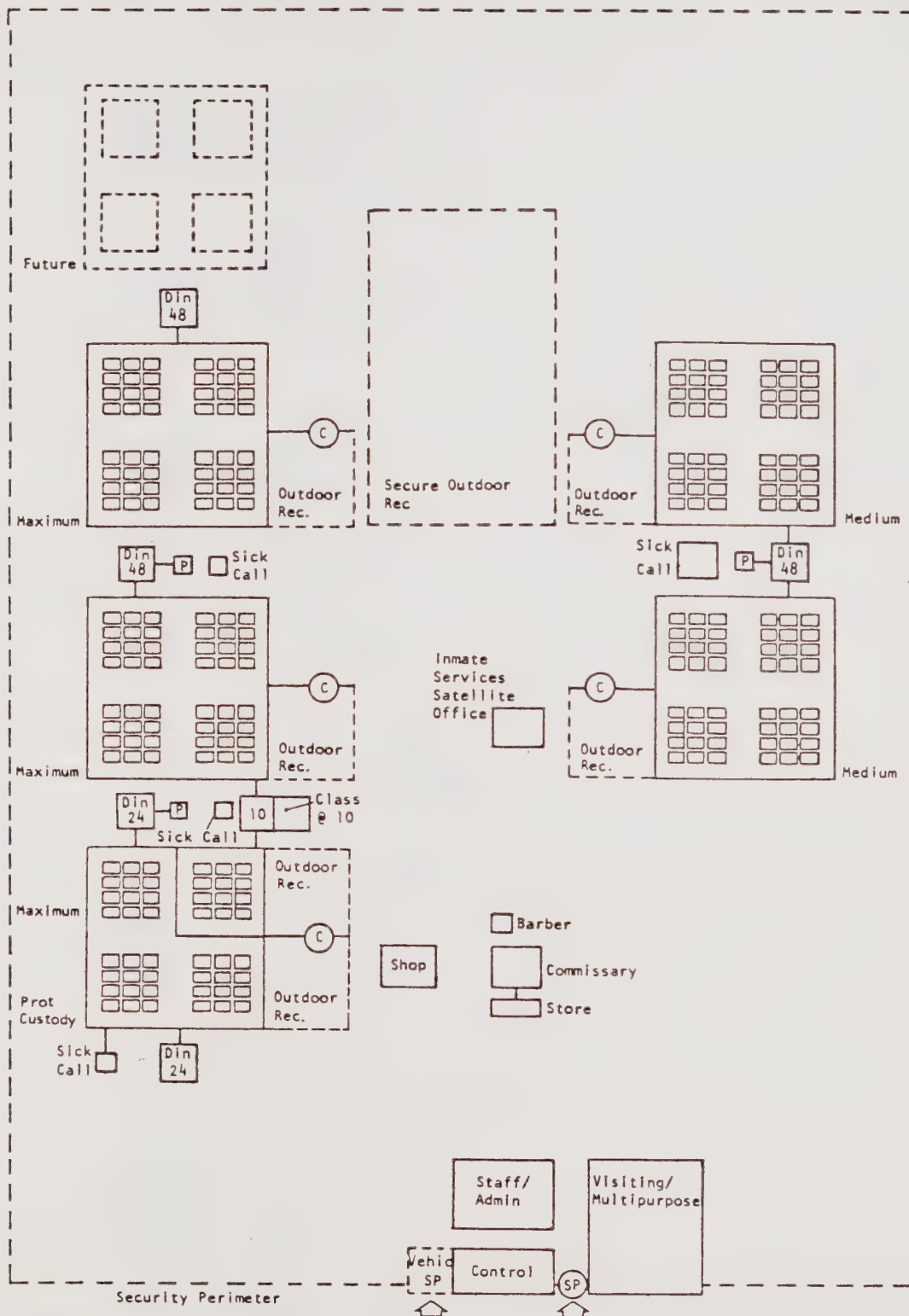
5.1.3 Facility Concept 1 (A & B)

288 Bed Medium/Minimum Unit



5.1.4 Facility Concept 1 (A & B)

240 Maximum/Medium Unit

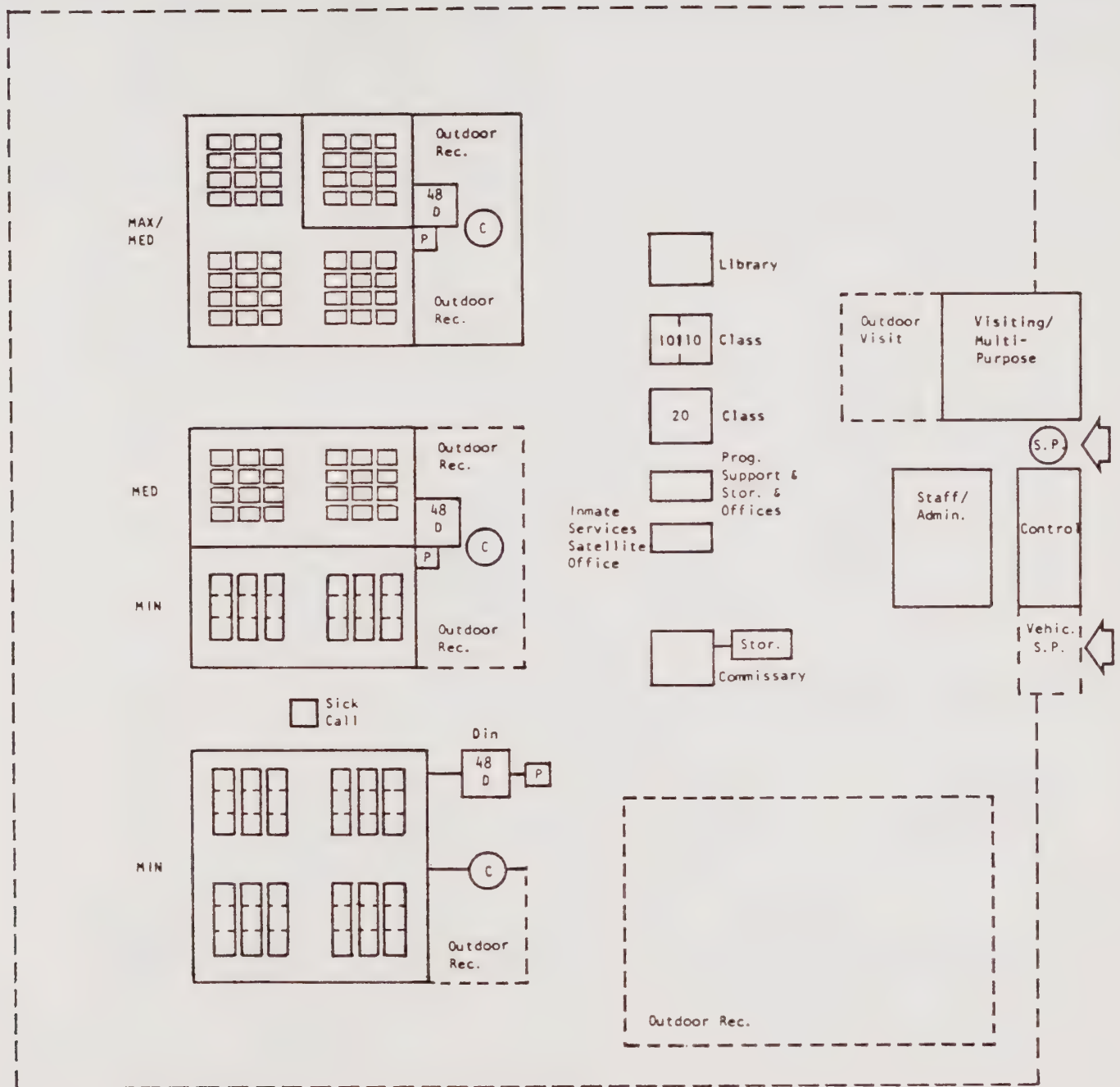


LEGEND

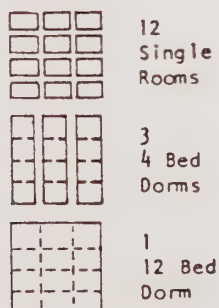
	12 Single Rooms		3 4 Bed Dorms		1 12 Bed Dorm
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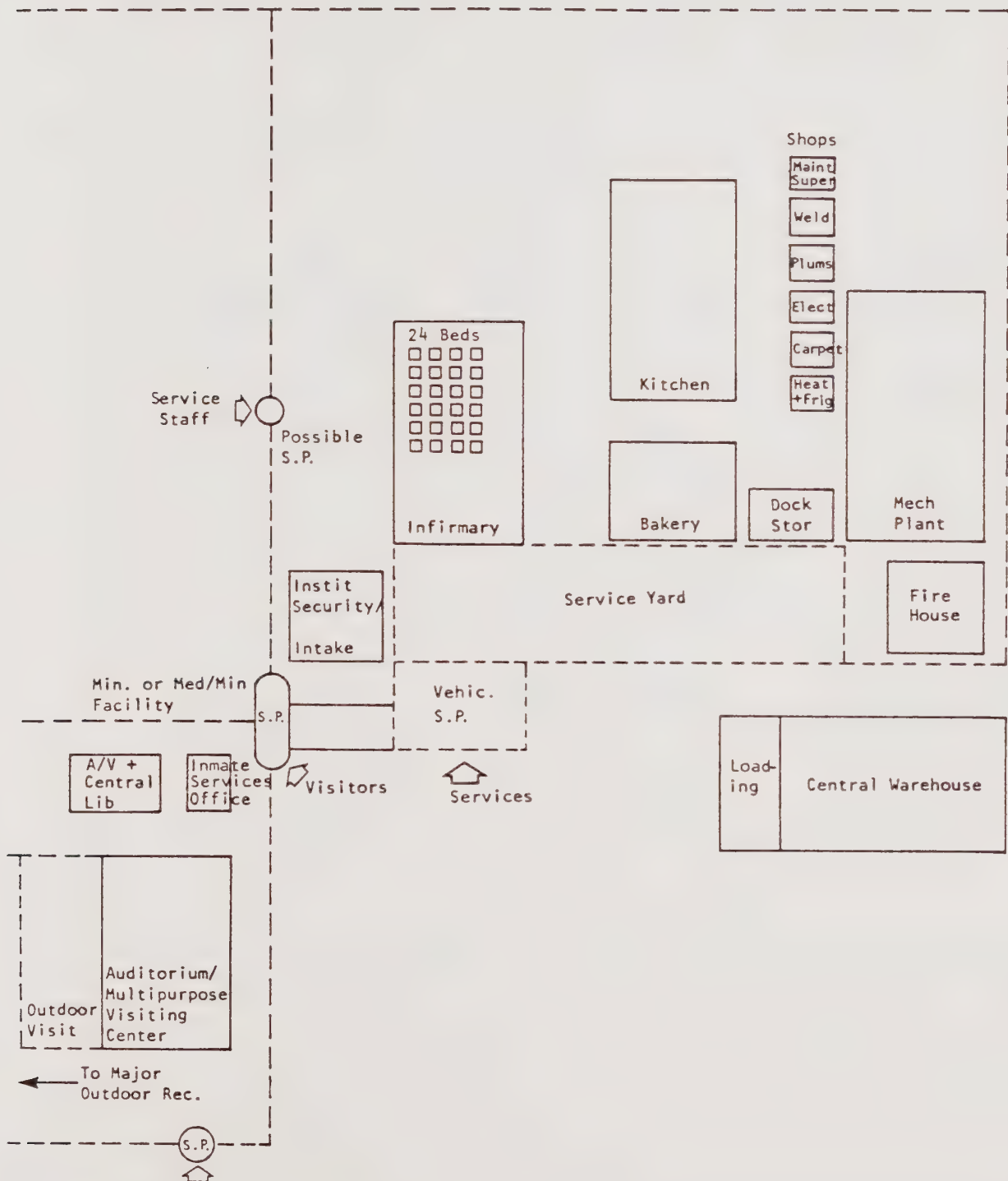
5.1.5 Facility Concepts 1 & 2 (A & B)

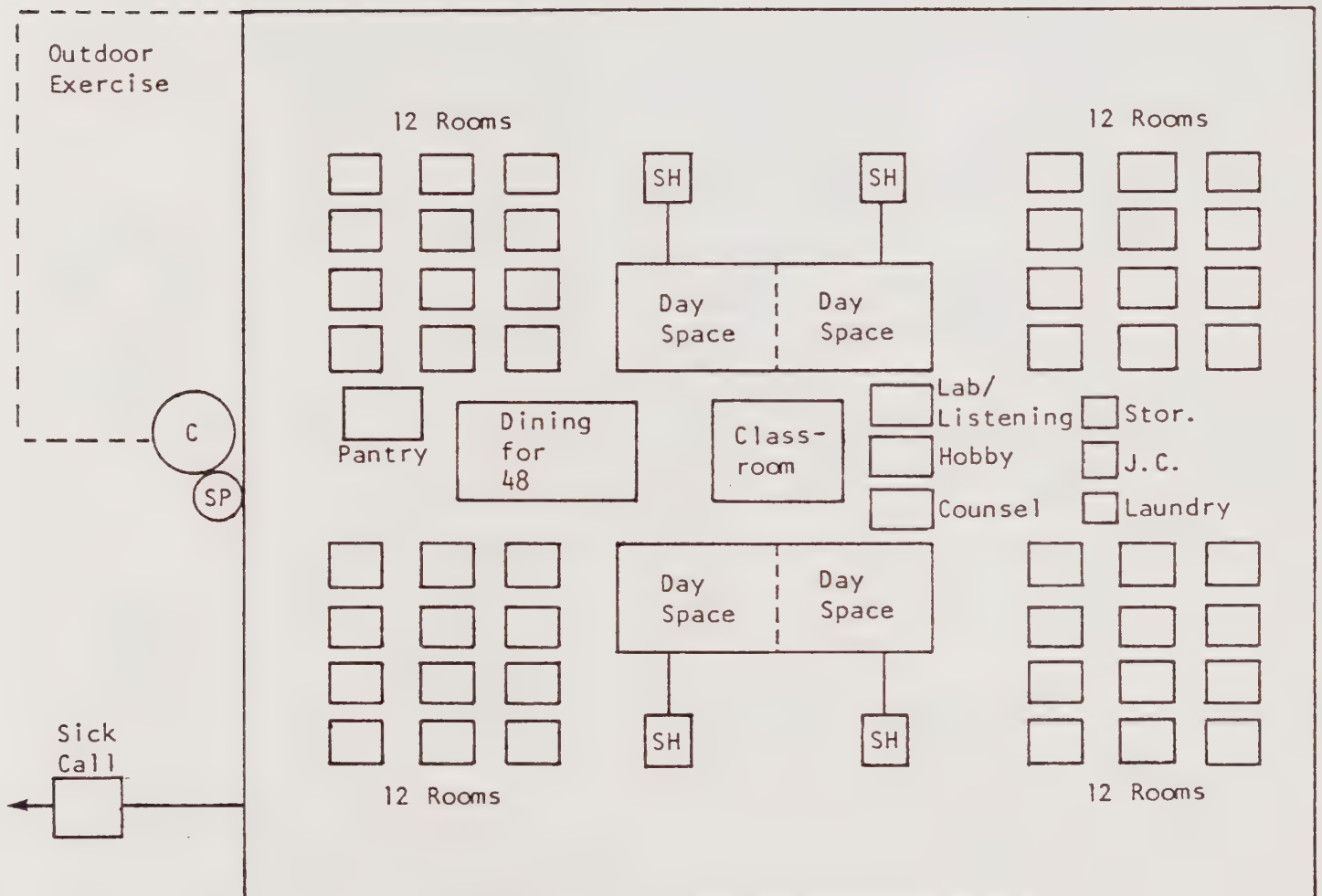
144 Bed Women's Facility

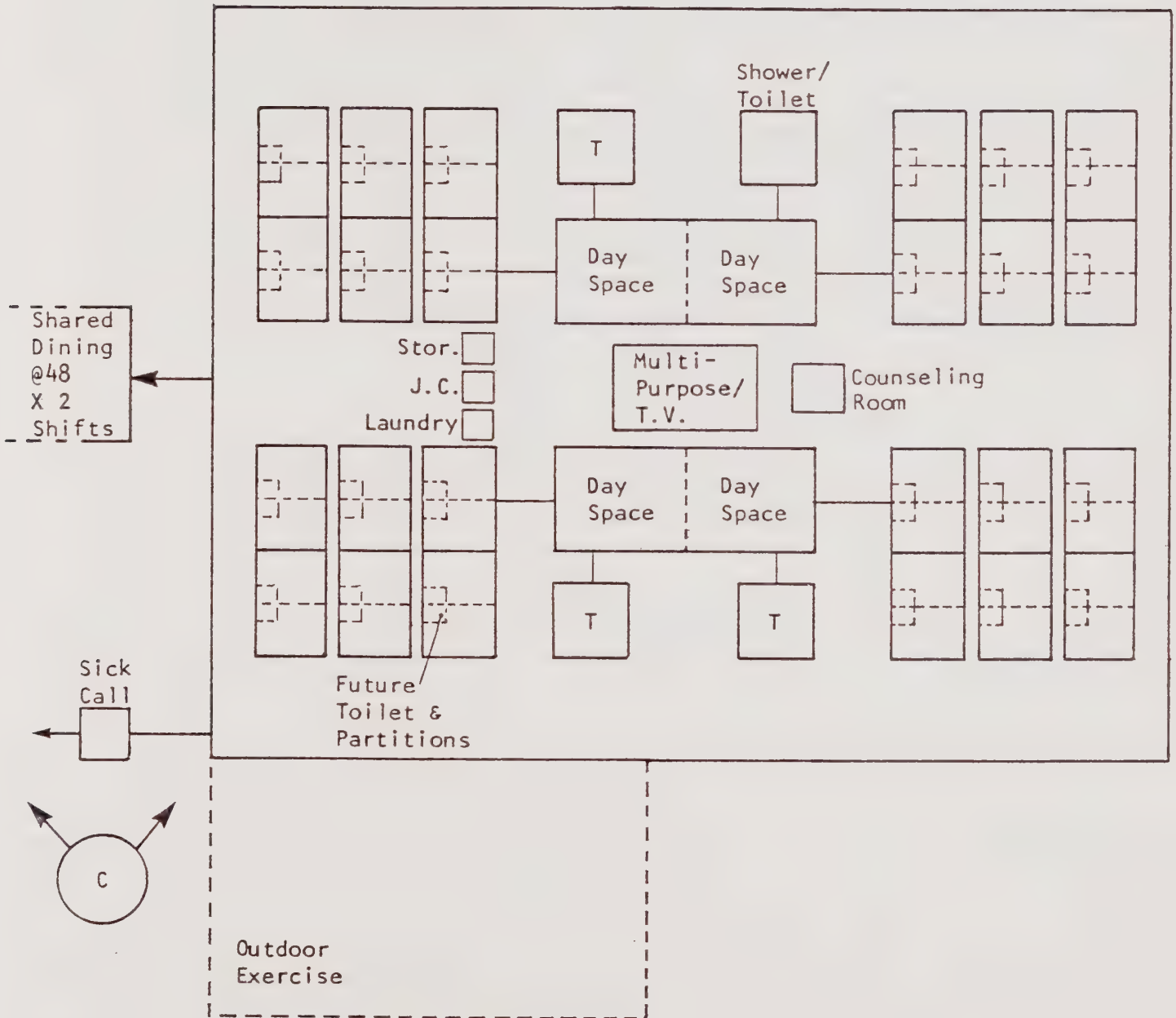


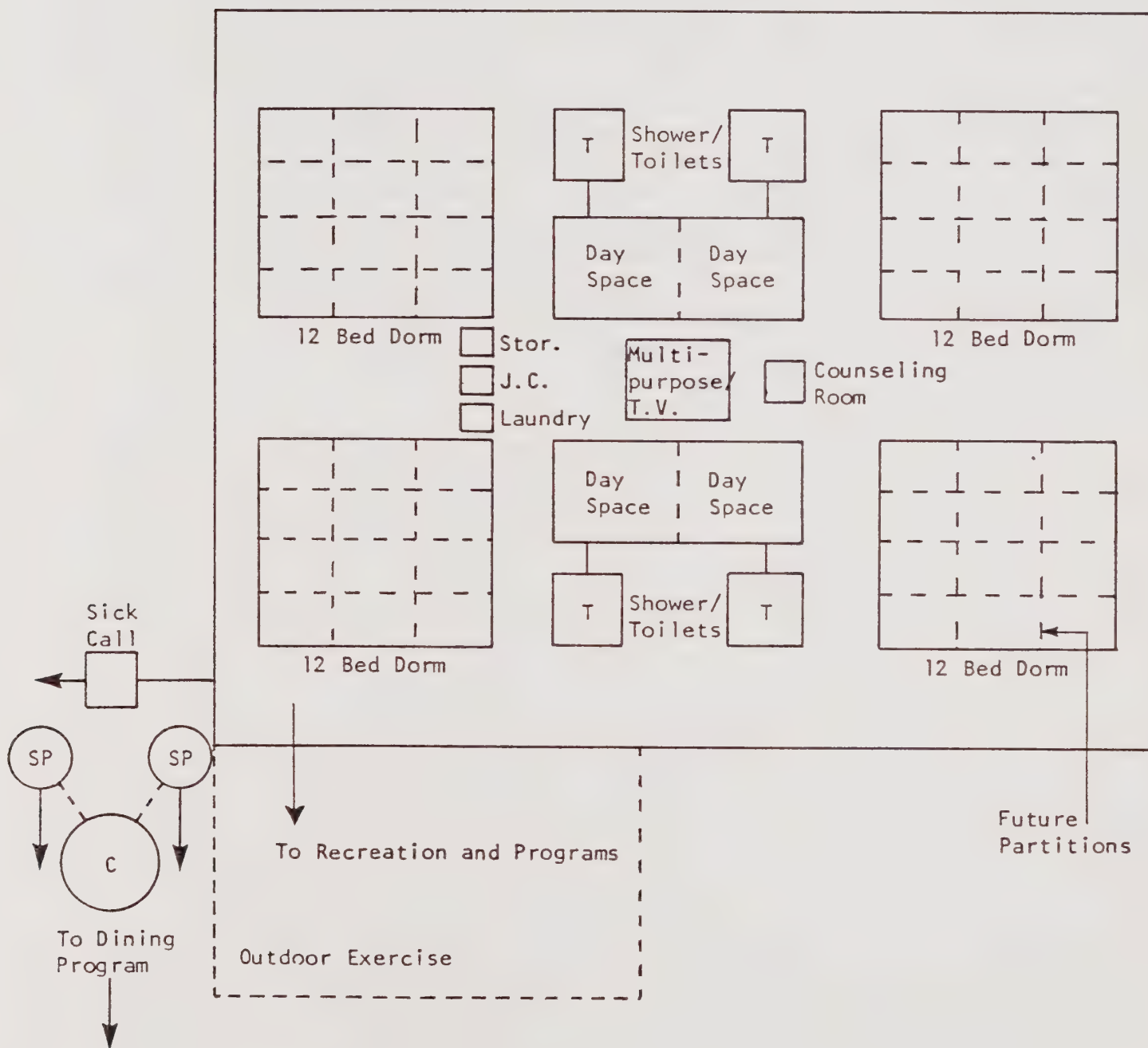
LEGEND







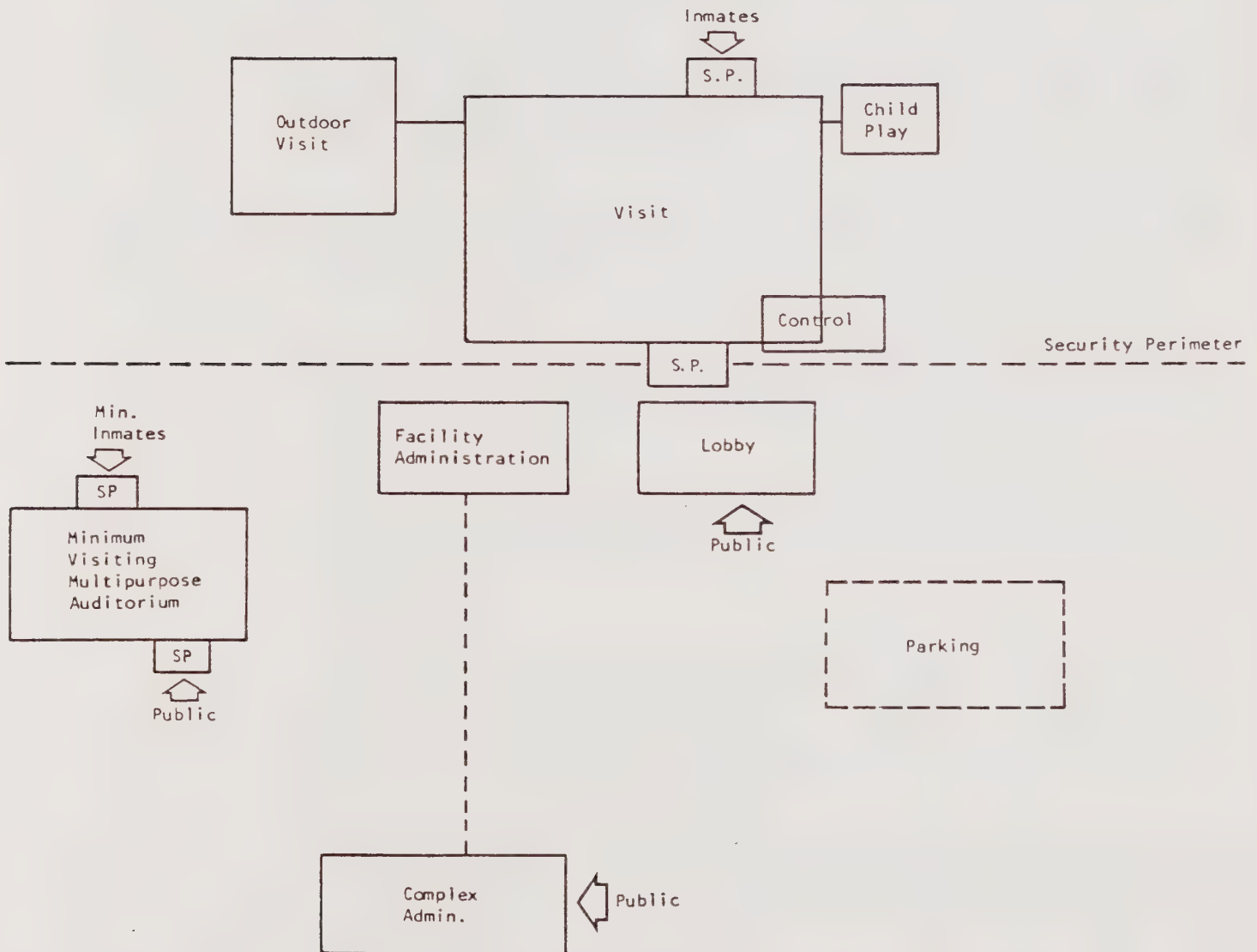




5.1.10 Program Summary Model 1

	24	240	288	312	144		
	CENTRAL	MAX/MED	MED/MIN	MIN	WOMEN	TOTAL	GSF
A. ADMIN/PUBLIC							
Complex Administration	1,880					22,380	33,570
Local Admin/Visit		5,425	5,425	3,425	6,225		
B. CUSTODY ADMIN							
Complex	4,760					9,620	15,400
Local		1,290	1,290	1,290	990		
C. COMPLEX SUPPORT							
Kit/Laund/Plant	44,000 (67,200)					44,000 (67,200)	52,800 (80,640)*
D. HEALTH SERVICES							
Med/Dent/Infirmary	8,325					8,325	13,320
E. MULTIPURPOSE/AUDIT/VISIT.	12,770					12,770	15,324
F. RESIDENTIAL		37,532	42,010	46,762	21,959	148,263	247,599
G. PROGRAM SERVICES							
Complex Program Support	13,800					31,660	47,490
Local Resource Centers		3,505	5,845	3,505	5,005		
TOTALS						277,018 (300,218)	425,503 (453,343)

A. Administration/Public Model 1



- A Complex Administration Offices are provided here for the Chief of Detention and Corrections, the Complex Administrator (Captain), Executive Officer (Lieutenant), Operation Officer (Lieutenant), as well as business operations and administrative support. As both concepts for Santa Rita are of a decentralized nature, this component is intended to serve only those administrative functions that involve the complex as a whole.
- This component is located near and/or adjacent to the Custody Administration Center to promote administrative and operational staff contact and communication and bridges the security perimeter to promote public accessibility.
- Executive Administration Facility Level Facility Level Executive Administration is located at the entrance to each residential facility within the complex. Offices for each Unit Manager (one per shift) and support staff, as well as conference room are provided here.
- This area is located adjacent to the visitation center for the Facility, as well as the Facility Level Custody Administration Program and security decisions peculiar to the individual Facility are arrived at and implemented at this level rather than from Complex Administration.
- Visitation Center Visitation, at the Facility Level, bridges the security perimeter. Lobby and toilets are outside the Facility's security perimeter while all visiting areas are within that perimeter in a controlled situation.
- Prior to entering the visiting area, visitors will pass through a sally port with appropriate security functions (i.e. metal detector, frisk, etc.) occurring here. Similarly, residents will be searched before and after their visits. A control booth/area is included to monitor and control access to the visiting area as well as activities within it.
- In addition to a visiting center at the Minimum (Model 1) or Min-Med (Model 2) Facility level, additional space is available for this purpose in the Multipurpose/Auditorium (see Section E).
- County Criteria Per a March 7, 1979 memorandum from County Administrator Mel Hing to the Board of Supervisors, the consultants were requested to

provide the following:

1. Visiting facilities for 50% of the minimum security inmates and 25% of the maximum and medium populations at any one time.
2. Visiting facilities for both maximum and medium security inmates capable of providing for both contact and non-contact visiting.
3. Search areas, adjacent to visiting, for both inmates and visitors.

Division:	ADMINISTRATION/PUBLIC	A
Unit:	Summary	
Sub-Unit:	Model 1	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
1. Complex Administration				1,880	
2. Facility A (240 Max-Med)					
a. Administration				1,130	
b. Visiting			S.T.	<u>4,295</u>	
				5,425	
3. Facility B (288 Med-Min)					
a. Administration				1,130	
b. Visiting			S.T.	<u>4,295</u>	
				5,425	
4. Facility C (312 Min)					
a. Administration				1,130	
b. Visiting			S.T.	<u>2,295</u>	
				3,425	
5. Facility D (144 Women)					
a. Administration				1,130	
b. Visiting			S.T.	<u>5,095</u>	
				6,225	
				22,380	

Adjacency / Special Requirements / Notes

Division:	<u>ADMINISTRATION/PUBLIC</u>	A
Unit:	<u>Complex Administration</u>	
Sub-Unit:	<u></u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Central Administration</u>					
Chief	1	1	160/Area	160	
Captain (facility, admin.)	1	1	140/Area	140	
Conference	20	1	400/Area	400	
Clerical/Reception	1 + 4	1	160/Area	160	
Files/Work Area/Storage		1	160/Area	160	
Duplication		1	40/Area	40	
Executive Officer			120/Area	120	
Operations Officer			120/Area	120	
			S.T.	1,300	
<u>Business Office</u>					
Business Manager	1	1	120/Area	120	
Personnel Director	1	1	100/Area	100	
Payroll Clerk)	1)	1	100/Area	100	
Accounting Clerk)	1)				
Clerical Area	2	1	100/Area	100	
Files/Work/Duplication	-	1	100/Area	100	
Storage	-	1	60/Area	60	
			S.T.	580	
TOTAL				1,880	

Adjacency / Special Requirements / Notes

Division:	<u>ADMINISTRATION/PUBLIC</u>	A
Unit:	<u>Executive Administration</u>	
Sub-Unit:	<u>240 Max/Med</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Executive Administration</u>					
Unit Manager (Day)	1	1	120/Area	120	
Executive Secretary	1	1	160/Area	160	
Unit Manager (Eve.)	1	1	100/Area	100	
Unit Manager (Night)	1	1	100/Area	100	
Files/Storage/Work	-	1	250/Area	250	
Conference	10	1	200/Area	200	
Duplication/Mail Room	1	1	200/Area	200	
TOTAL				1,130	

Adjacency / Special Requirements / Notes

Division:	ADMINISTRATION/PUBLIC	A
Unit:	Visitation	
Sub-Unit:	240 Max. Med.	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Public Visitation</u>					
Public Lobby (reception, information, switchboard)	40	1	10 SF/person Allowance	400	(3)
Sallyport			A.R.	A.R	(1)
Observation/Control	1 - 2	1	120/Area	120	
Indoor Visiting	180	1	20/Person	3600	(2)
Outdoor Visiting			A.R.	A.R	
Children's Play			A.R.	A.R	
Resident Search/Processing	2 - 3	1	100/Area	100	
Vending Machine Area		1	75/Area	75	
TOTAL				4,295	

Adjacency / Special Requirements / Notes

- (1) Visitors and staff pass through sallyport prior to entering visiting area.
- (2) 25% of 240 residents = 60 x 2 visitors = 120 visitors (180 Total)
- (3) 1/3 of visitors @ 10 SF/person.

Division:	ADMINISTRATION/PUBLIC	A
Unit:	Executive Administration	
Sub-Unit:	288 Med/Min	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Executive Administration</u>					
Unit Manager (Day)	1	1	120/Area	120	
Executive Secretary	1	1	160/Area	160	
Unit Manager (Eve.)	1	1	100/Area	100	
Unit Manager (night)	1	1	100/Area	100	
Files/Storage/Work	-	1	250/Area	250	
Conference	10	1	200/Area	200	
Duplication/Mail Room	1	1	200/Area	200	
TOTAL				1,130	

Adjacency / Special Requirements / Notes

Division:	<u>ADMINISTRATION/PUBLIC</u>	A
Unit:	<u>Visitation</u>	
Sub-Unit:	<u>288 Med.- Min.</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Public Visitation</u>					
Public Lobby (reception, information, switchboard)	40	1	10 SF/person	400	(3)
Sallyport			Allowance		
Observation Control	1 - 2	1	A.R.	A.R	(1)
Indoor Visiting	160	1	120/Area	120	
Outdoor Visiting			20/Person	3600	(2)
Childrens/ Play			A.R.	A.R	
Resident Search/Processing	2 - 3	1	A.R.	A.R	
Vending Machine Area		1	100/Area	100	
			75/Area	75	
TOTAL				4,295	

Adjacency / Special Requirements / Notes

- (1) Visitors and staff pass through sallyport prior to entering visiting area.
- (2) 25% of 240 residents (orientation does not receive visitors) = 60 x 2 visitors = 120 visitors (180 Total)
- (3) 1/3 of visitors @ 10 SF/person.

Division:	<u>ADMINISTRATION/PUBLIC</u>	A
Unit:	<u>Executive Administration</u>	
Sub-Unit:	<u>312 Min.</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Executive Administration</u>					
Unit Manager (Day)	1	1	120/Area	120	
Executive Secretary	1	1	160/Area	160	
Unit Manager (Eve)	1	1	100/Area	100	
Unit Manager (Night)	1	1	100/Area	100	
Files/Storage/Work	-	1	250/Area	250	
Conference	10	1	200/Area	200	
Duplication/Mail Room	1	1	200/Area	200	
TOTAL				1,130	

Adjacency / Special Requirements / Notes

Division:	<u>ADMINISTRATION/PUBLIC</u>	A
Unit:	<u>Visitation</u>	
Sub-Unit:	<u>312 Minimum</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Public Visitation</u>					
Public Lobby (reception, information, switchboard)	50	1	10 SF/person	500	
Sallyport			Allowance		
Observation Control	1 - 2	1	A.R.	A.R	(1)
Indoor Visiting	75	1	120/Area	120	
Outdoor Visiting			20/Person	1,500	(2)
Children's Play			A.R.	A.R	
Resident Search/Processing	2 - 3	1	A.R.	A.R	
Vending Machine Area		1	100/Area	100	
			75/Area	75	
TOTAL				2,295	

Adjacency / Special Requirements / Notes

- (1) Visitors and staff pass through sallyport prior to entering visiting area.
- (2) 8% of 312 residents = 25 x 2 visitors = 50 (75 Total)

Division: ADMINISTRATION/PUBLIC
 Unit: Visitation
 Sub-Unit: 144 Women

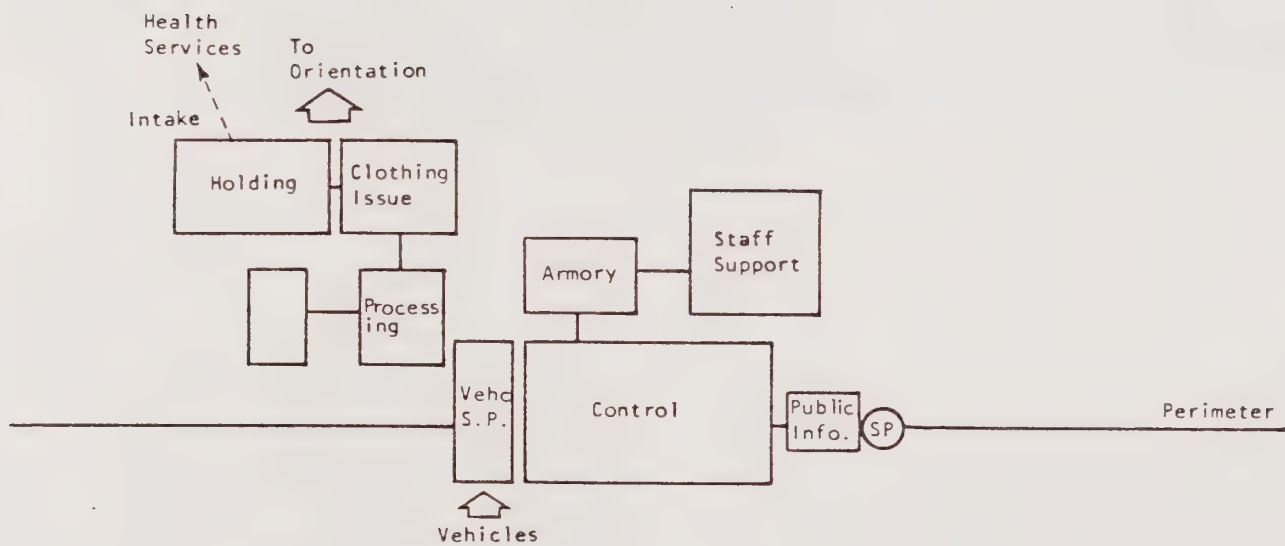
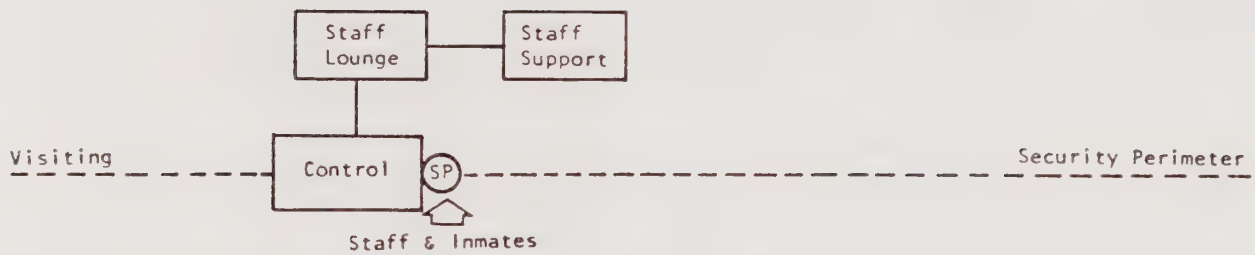
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Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Public Visitation</u>					
Public Lobby (reception, information, switchboard)	48	1	10 SF/person	480	(3)
Sallyport			Allowance		
Observation Control	1 - 2	1	A.R.	A.R	(1)
Indoor Visiting	216	1	120/Area	120	
Outdoor Visiting			20/Person	4320	(2)
Children's Play			A.R.	A.R	
Resident Search/Processing	2 - 3	1	A.R.	A.R	
Vending Machine Area		1	100/Area	100	
			75/Area	75	
TOTAL				5,095	

Adjacency / Special Requirements / Notes

- (1) Visitors and staff pass through sallyport prior to entering visiting area.
- (2) 50% of 144 residents = 72 x 2 visitors = 144 visitors (216 Total)
- (3) 1/3 of visitors @ 10 SF/person.

B. Custody Administration



B Custody
Administration
(Complex)

The Complex Custody Administration Center is the control center and secure receiving center of the Complex. Accordingly, all new residents as well as staff and public entering the Complex are checked through this Center. Thus, adjacency to the Complex entrance is required.

The control center is situated with visual access to the entry sally port and any vehicular sally port if required. The control center must be self-contained including toilets and communications components. The armory should be readily accessible from this area and very secure.

Intake requires controlled entry into the facility. This area functions as processing center for reception of new residents, while orientation takes place within the separate facilities.

Staff support is located here as well. A central training area with Universal Gymnasium is situated here for staff use. Additionally, a staff lounge to encourage communication between staff in different facilities is provided.

Custody
Administration
(Facility)

Facility level Custody Administration is situated at the security perimeter of each facility, adjacent to or near the visiting areas and sally ports. Locker rooms for staff are provided and all internal facility security functions are monitored by this area. In addition, a staff lounge and briefing room is provided to facilitate internal staff communications.

Division:	CUSTODY ADMINISTRATION	B
Unit:	Summary	
Sub-Unit:	Model 1	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Complex				4,760	
Max-Med Facility				1,290	
Med-Min Facility				1,290	
Minimum Facility				1,290	
Women's Facility				990	
TOTAL				9,620	

Adjacency / Special Requirements / Notes

Division:	CUSTODY ADMINISTRATION	B
Unit:	Complex Level	
Sub-Unit:		

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Control</u>					
Information Desk	1	1	160/Area	160	(1)
Control Center	2 - 3	1	300/Area	300	
Communication Center	1	1	150/Area	150	
Armory	-	1	150/Area	150	
Sallyport			A.R.	A.R.	
			S.T.	760	
<u>Intake</u>					
Waiting Area/Holding Rooms	15	1	60/Person	900	(2)
Processing Center/Records	1	1	600/Area	600	
I.D. Room	2	1	120/Area	120	
Clothing Issue/Storage	-	1	1000/Area	1,000	
Dressing/Sewing	2 - 3	1	80/Area	80	
			S.T.	2,700	
<u>Staff Support</u>					
Lounge	50	1	20/Person	1,000	
Training Room		1	300/Area	300	
			S.T.	1,300	
TOTAL				4,760	

Adjacency / Special Requirements / Notes

(1) All access to the complex will be monitored and controlled by this center.

(2) All incoming inmates will be processed through this area.

Division: <u>CUSTODY ADMINISTRATION</u>	B
Unit: <u>Facility Level</u>	
Sub-Unit: <u>Max/Med Facility</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Control Center	1 - 2	1	150/Area	150	
Communications Center	1	1	100/Area	100	
Lounge/Briefing Room	25	1	250/Area	250	(1)
Lockers	75	1	10/Person	750	(2)
Showers/Sinks	1	2	20/Area	40	
Toilets			A.R.		
TOTAL				1,290	

Adjacency / Special Requirements / Notes

(1) Approximate number of staff per shift.

(2) Approximate number of total facility staff.

Division: <u>CUSTODY ADMINISTRATION</u>	B
Unit: <u>Facility Level</u>	
Sub-Unit: <u>MED/MIN Facility</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Control Center	1 - 2	1	150/Area	150	
Communications Center	1	1	100/Area	100	
Lounge/Briefing Room	25	1	250/Area	250	(1)
Lockers	75	1	10/Person	750	(2)
Showers/Sinks	1	2	20/Area	40	
Toilets			A.R.		
TOTAL				1,290	

Adjacency / Special Requirements / Notes

- (1) Approximate number of staff per shift.
- (2) Approximate number of total facility staff.

Division: <u>CUSTODY ADMINISTRATION</u>	B
Unit: <u>Facility Level</u>	
Sub-Unit: <u>Minimum Facility</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Control Center	1 - 2	1	150/Area	150	
Communications Center	1	1	100/Area	100	
Lounge/Briefing Room	25	1	250/Area	250	(1)
Lockers	75	1	10/Person	750	(2)
Showers/Sinks	1	2	20/Area	40	
Toilets			A.R.		
TOTAL				1,290	

Adjacency / Special Requirements / Notes

- (1) Approximate number of staff per shift.
- (2) Approximate number of total facility staff.

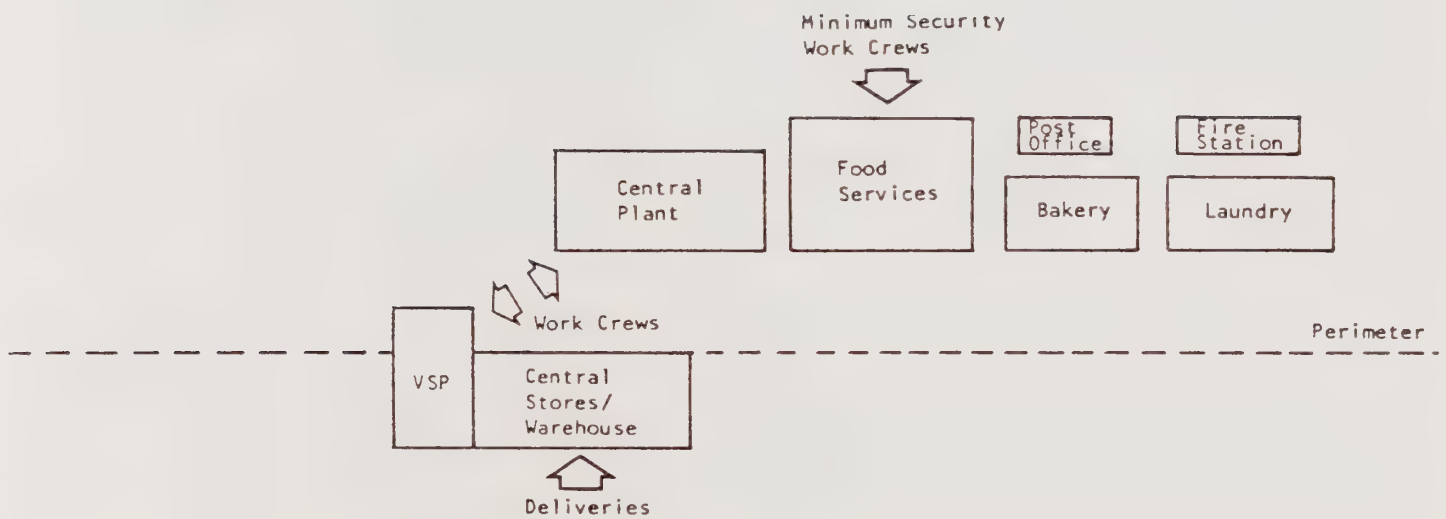
Division:	<u>CUSTODY ADMINISTRATION</u>	B
Unit:	<u>Women's Facility</u>	
Sub-Unit:	<u></u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Control Center	1 - 2	1	150/Area	150	
Communications Center	1	1	100/Area	100	
Lounge/Briefing Room	20	1	200/Area	200	(1)
Lockers	50	1	10/Person	500	(2)
Showers/Sinks	1	2	20/Area	40	
Toilets			A.R.		
TOTAL				990	

Adjacency / Special Requirements / Notes

- (1) Approximate number of staff per shift.
- (2) Approximate number of total facility staff.

C. Complex Support Services



C Support Services	<p>The Complex Support infrastructure of the institutions includes such services as food, laundry, warehouse, central plant, bakery, fire station and post office.</p> <p>Depending upon the selected model, these services can be physically combined with the Minimum Security Facility ("A" Models) or separate ("B" Models). However, with the exception of the Central Stores component, the support services are located within the complex itself.</p> <p>Minimum security inmates will provide the bulk of the labor required to operate these services.</p>
Food Services	<p>The central food services area includes administration, preparation and support for Complex-wide services. In addition, staff dining is located in this area. While preparation occurs here in a central location, resident dining is decentralized and occurs in the facilities near the residential areas.</p>
Laundry	<p>This central facility will handle all non-personal laundry requirements such as linens, blankets, gymnasium clothing, etc. Washers and dryers are located in the housing units for residents' personal clothing.</p>
Warehouse/ Central Stores	<p>Easy access from within the Complex to this area is required, with optional vehicular sally port. This area includes institutional supplies. Additional warehousing for food storage is included in the Food Services Component, but may be combined with this area. Vendors will deliver goods to this area for storage and then staff and inmate crews will break down and ship materials to various locations in the Complex.</p>
Central Plant	<p>All mechanical equipment, shops and maintenance functions for the Complex are centralized in this area.</p>
Bakery	<p>This facility is operated by residents and should be located adjacent to or near the Complex Food Services component.</p>
Fire Station	<p>The fire station facility is located within the Complex perimeter.</p>
Post Office	<p>All Complex and residents' mail is delivered to this area, sorted and brought to the appropriate institutional location.</p>

County
Criteria

An October 25, 1979 letter from Harry Peshon, Chief of Engineering and Architecture to the Consultants listed the following criteria within this area:

1. A new bakery of approximately the same size as Santa Rita's current one should be included.
2. A fire station for the protection of Santa Rita property is to be located within the security compound.

Additional criteria were included in an October 30, 1979 letter from Mr. Peshon to the Consultants:

3. "Major core facilities and utilities systems such as water, sewer, power, food services, storage, warehousing, etc. should be sized to handle a population of 2500 to accommodate inmates, staff, support crews, visitors, medical, etc."
4. Warehousing should be adjacent to but outside the security campus." Vendors would deliver all goods to the warehouse area, where staff and inmate work crews would break deliveries down for storage and reshipment to various locations on the property. Deliveries would be made from the warehouse to kitchen, medical, the agriculture program, maintenance shops, central plant by staff and inmate crews."

Division:	COMPLEX SUPPORT SERVICES	C
Unit:	Summary	
Sub-Unit:		

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
1. Central Kitchen				11,880	23,160 ⁽¹⁾
2. Laundry				3,720	6,920 ⁽¹⁾
3. Central Plant				19,800	37,120 ⁽¹⁾
4. Bakery				5,000	allowance
5. Fire Station				3,375	allowance
6. Post Office				225	allowance
TOTAL				44,000	67,200 ⁽¹⁾

Adjacency / Special Requirements / Notes

(1) Option based on maximizing Complex Support capacity

Division: COMPLEX SUPPORT SERVICES
 Unit: Food Services
 Sub-Unit: _____

[illegible]

Adjacency / Special Requirements / Notes

(1) Option based on Maximizing Complex Support capacity

Food to be centrally prepared and brought by carts to local dining centers. This provides for a more secure and efficient process of serving meals to inmates than the traditional centralized "mess hall".

Division:	CENTRAL SUPPORT SERVICES	C
Unit:	Central Plant/Shops	
Sub-Unit:		

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Central Plant/Shops</u>					
Mechanical Equipment				10,000	20,000
Plumbing Shop				480	480
Electrical Shop				320	320
Carpenter Shop				800	800
Heating & Refridg.				320	320
Welding Shop				320	320
Grounds Keeping Shop				480	800
Toilets				A.R.	A.R.
			S.T.	13,600	23,920 ⁽²⁾
<u>Maintenance Supervision</u>					
Maintenance Supervisor	1	1	160/Person	160	160
Clerical Area	2	1	80/Person	160	160
Equipment Supervisor	2	1	120/Area	120	120
Drafting/Plan Files	2	1	400/Area	400	400
Lockers/Dressing	Varies	1	360/Area	360	360
			S.T.	1,200	1,200
Loading Dock/Central Stores				5,000	(1) 12,000 ⁽²⁾
TOTAL				19,800	37,120

Adjacency / Special Requirements / Notes

- (1) Per County correspondence of 10/30/79, this area should be adjacent to but outside the security area. Vendors will deliver goods to this area with staff and inmates transporting materials to the appropriate institutional locations.
- (2) Option for Maximizing Complex Support capacity

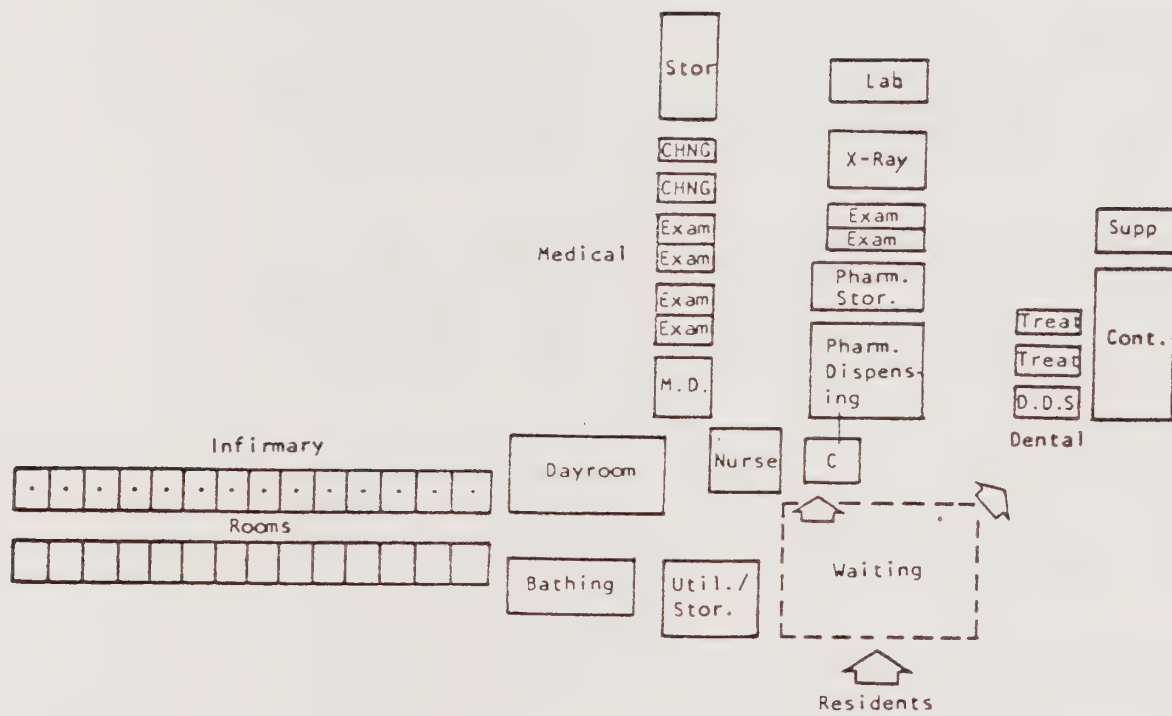
Division:	<u>COMPLEX SUPPORT SERVICES</u>	C
Unit:	<u>Laundry</u>	
Sub-Unit:	<u></u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Laundry</u>					
Receiving		1	400	400	800
Machine Room		1	1,600	1,600	3,000
Mend/Press		1	800	800	1,000
Storage/Issue		1	800	800	2,000
Laundry Director		1	120	120	120
				3,720	6,920 ⁽¹⁾
				3,720	6,920 ⁽¹⁾

Adjacency / Special Requirements / Notes

(1) Option based on Maximizing Complex Support capacity

D. Health Services



D Health
Services

The Health Services component is divided into four primary areas: (1) Clinic; (2) Pharmacy; (3) Dental; and (4) Infirmary. Located near the Complex Services facilities and staffed under contract with community physicians, the health needs of Santa Rita residents are provided for on both a centralized and decentralized basis. Specifically, sick call will occur at the residential level while dental, pharmaceutical, and more intensive treatment is provided at the Complex Level. A 24-bed infirmary for more serious problems not requiring hospital care at Highland General Hospital, is provided for as well.

In addition, while it is not included in this section of the program, a Psychiatric module of 48 beds is included in the Medium Security housing area. This "soft jail" is intended to provide for better treatment, observation and control of mentally ill inmates.

The architectural program for the Health Services component is based, in large part, on a June 12, 1979 memorandum from County Administrator Mel Hing to the Board of Supervisors. Due to the comprehensive nature of that correspondence, we have merely included the County's requirements to describe the component areas.

Clinic

Physical area large enough to do intake medical evaluation of all incoming male and female inmates. The area should include:

- A. Controlled waiting area to house 100 inmates and females on a daily basis.
- B. Examination rooms with provision for gynecological examination.
- C. Limited on-site laboratory facilities.
- D. Limited on-site radiological facilities.
- E. Area for appropriate on-site special examination such as EKG, EEG, etc.

Clinic Area (1 above would be a part of this). Provision for diagnosis, primary care and limited on-site medical treatment of female and male inmates on a sick-call basis. In addition to

items in 1 above, the following needs should be met:

- A. Medical record storage and retrieval space utilizing computer tie-in with other County hospitals and other jail medical facilities.
- B. Clerical space.
- C. Office space - clinic administrators and doctors.
- D. Area for nurse charting activities.
- E. Medical supply storage area.

Pharmacy

Pharmacy would be based upon the unit dosage concept to insure proper use and to limit use of drugs as a barter item. Facilities should include:

- A. Storage area for bulk pharmacy items.
- B. Provision for locked, secure area for controlled substance, narcotics, etc.
- C. Special provision for on-site federal approved Methadone Program including federal approved safe and alarm security system.
- D. Waiting area for dispensing of prescribed drugs to ambulatory inmates both male and female.

Infirmery

Infirmery for Males and Females:

- A. Single bedrooms for 20 males and 5 females.
- B. Rooms must be capable of caring for infectious conditions such as hepatitis, other communicable diseases, severe respiratory problems, i.e., pneumonia, etc.
- C. Provision for administering medically prescribed diets including area for food cart storage.

Dental

Dental Operator:

- A. Two-chair unit completely equipped.
- B. Waiting area for male and female inmates.
- C. X-ray capability to do full mouth x-rays by a high speed film processor.
- D. Supply area for dental supplies.

Division:	COMPLEX	D
Unit:	Health Services	
Sub-Unit:	Summary	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Clinic & Exams				3,060	
Pharmacy				760	
Dental				710	
Infirmery				3,795	
TOTAL				8,325	

Division:	COMPLEX	D
Unit:	Health Services	
Sub-Unit:	Clinic/Pharmacy	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
D1. Clinic and Exam Area					
Clinic Administrative Office		1	@100	100	
Exam Rooms	2	9	100	900	6 Male, 3 female
Lab Facilities	1	1	180	180	
X-ray Suite	2	1	300	300	incl. dental
Doctor's Offices	1	2	@100	200	processing
Changing Rooms w/Toilets	1	2	50	100	darkroom
Medical Records Storage	1	2	500	500	
Clerical Space		1	40/Area	40	
Nurse Charting	2	1	100	100	adjoins infirm.
Waiting Area - Inmates	20	1	15/Person	300	
Medical Supply Storage		1	240 SF	240	
Medical Storage (Female)		1	100	100	adjacent to female exam rooms
			S.T.	3,060	
D1. Pharmacy					
Storage Bulk Items		1	200	200	
Secure Storage (narc., etc.)		1	200	200	
Methodone Program	2	1	240	240	
Waiting Area - Ambulator					
Dispensing	6 - 8	1	120	120	
			S.T.	760	
				3,820	

Adjacency / Special Requirements / Notes

D1. Medical exams for all incoming M & F residents.

D2. Provisions for diagnosis, primary care & limited on site medical treatment.

Division:	<u>COMPLEX</u>	D
Unit:	<u>Med. Health Services</u>	
Sub-Unit:	<u>Dental</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Dentist's Office	1	1	100	100	
Conference	10	1	250	250	shared w/ medical
Treatment Rooms	2 - 3	2	110/area	220	
Waiting Area	3 - 4	1	20/person	70	
Supply & Duplicating		1	70/area	70	shared w/ medical
TOTAL				710	

Adjacency / Special Requirements / Notes

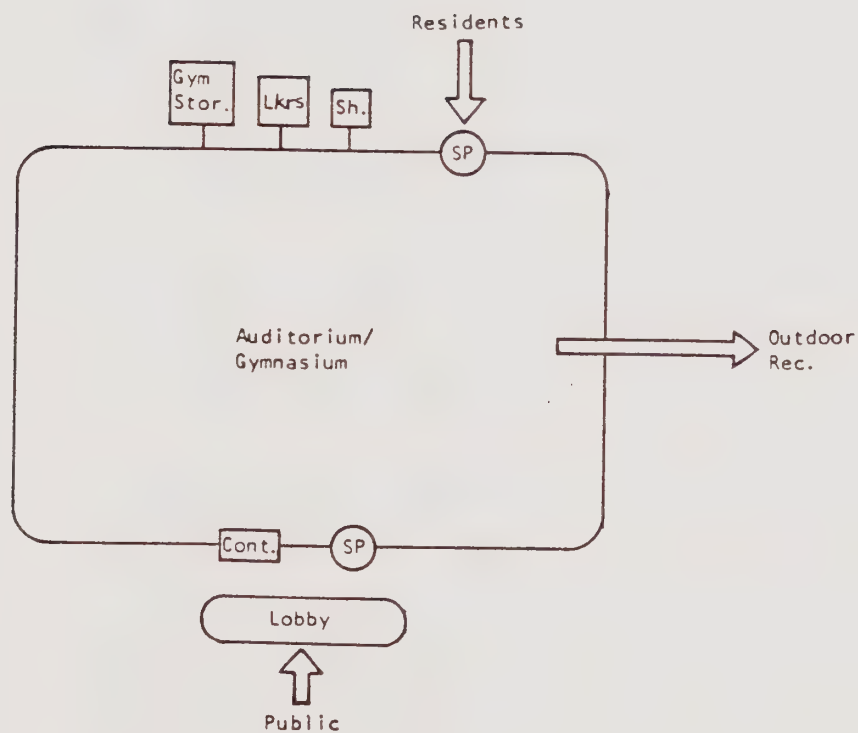
Division:	COMPLEX	D
Unit:	Health Services	
Sub-Unit:	Infirmary	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Infirmary					
Patient Rooms	1	24	100/room	2,400	(1)
Visiting	12	1	350 SF	350	
Day Room	24	1	840	840	
Tub Room	1 - 2	3	35/room	105	
Storage		1	100 SF	100	
				3,795	

Adjacency / Special Requirements / Notes

(1) 24 single bedrooms @ 100 SF ea.

Add outdoor recreation



E Multipurpose
Auditorium

Adjacent to the Complex Support area, is a Multipurpose Auditorium/Recreation Center. Among the components and/or activities that can be located in this building are:

- A theatre for movies
- Live stage shows
- Indoor basketball games
- Minimum security visiting
- Religious services
- Major meetings

The facilities programmed include a full-size gymnasium, lockers and showers for visiting athletic teams or performing groups, search areas for residents and visitors, control area, public lobby, storage and stage.

The gymnasium can easily accomodate open visiting for 500 persons (visitors and residents included) as well as an equal number of residents for various types of events.

Outdoor
Recreation

Adjacent to the Complex Support is an outdoor recreation area. Primarily for the minimum security classification, but allowing for possible access of other groups, track, baseball, football, soccer, handball, basketball and volleyball can easily be accomodated.

All other security groups will have at a minimum, basketball/volleyball courts, handball and outdoor fixed apparatus for their recreational needs.

County
Criteria

In considering indoor and outdoor recreation, the Consultants drew information primarily from a March 7, 1979 Memorandum from County Administrator Mel Hing to the County Board of Supervisors. Among the recommendations included in that correspondence were:

1. Provision for a 500-seat theatre.
2. All outdoor recreational facilities be decentralized with the exception of a multipurpose track-baseball-football-soccer facility to be located in the minimum security area.

Division: MULTIPURPOSE/AUDITORIUM/VISIT.

Unit: Complex Support

Sub-Unit:

E

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Public Lobby	100	1	10/person	1,000	
Observation/Control	1-2	1	120/area	120	
Visiting Area/Gymnasium	500		10,000/area 20 sf/500 pers.	10,000	(1) (3)
Resident Search/Processing	2-3	1	100/area	100	
Visitor Search		1	100/area	100	Metal detector
Lockers	25	1	10/person	250	(2)
Showers/Sinks		1	200/area	200	
Storage		1	500/area	500	
Stage		1	500/area	500	
TOTAL				12,770	

Adjacency / Special Requirements / Notes

- (1) Open visiting for up to 500 persons (visitors + residents included)
- (2) Lockers and shower facilities for visiting teams or performing groups.
- (3) Minimum security residents will have open visiting here.

5.2 Residential The program divides the complex into four distinct residential facilities:

1. 312 Bed Minimum Security Area
2. 288 Bed Medium-Minimum Security Area
3. 240 Bed Maximum-Medium Security Area
4. 144 Bed Womens' Facility

Essentially, each facility is divided into 48 bed modules. Minimum Security modules consist of four 12 bed dormitory arrangements, a shared bathroom, counseling room, laundry, multipurpose/TV room, dayroom, storage and access to a local sick call area. Medium Security modules, consist of twelve 4 bed dormitories with plumbing chases (no fixtures) included. Each medium dormitory can readily be converted into four single rooms, each with toilet and sink, if required by court mandates, standards compliance, etc. Minimum areas can also be converted into single rooms. However, due to lesser security requirements, then would still use shared bath/shower facilities.

Maximum Security and Protective Custody modules are all single room units. Due to the limited mobility allowed to these residents, slightly more program space is provided within the residential component. Televisions are provided within the residents' rooms with the idea that a sense of ownership may reduce potential vandalism. If required, education classes can be held in a multipurpose/classroom without interfering with dayroom activities.

Dining is provided in close proximity to the residential modules. Maximum and Medium Security residents dine in groups of 48 while minimum security residents dine 96 at a time.

Maximum/
Medium
Facility

This facility consists of four 48 single room modules and one 24 single room module. In addition, a 24 room protective custody module is located here. Three 48 person dining and two 24 person dining rooms are provided.

Medium/
Minimum
Facility

Two 48 room modules and four 48 resident/4-bed dormitory modules are included here as well as four 48 person dining. The psychiatric facility, referred to in the Health Services section of the program, is included in one of the 48 resident/4-bed dormitory modules.

Minimum Security Facility	The Minimum Security facility consists of six 48 residents/ 12 bed dormitory modules and one 24 residents single room module. Three 96 and one 24 resident dining rooms are provided as well.
Women's Facility	The 144 women residents are split between 72 single rooms (one 48 bed module, one 24 bed module) one 48 residents/ 4-bed dormitory and one 24 resident/4-bed module. Female residents dine in three 48 person areas.
County Criteria	The breakdown of single rooms, four and twelve bed dormitories, as well as the overall distribution of maximum, medium and minimum security was developed during the course of the project through discussions between the County and its Consultants.
Needs of Handicapped Inmates	To provide for special needs of handicapped inmates, one living unit of 24 beds will have the capability to house these persons. They will have the opportunity to benefit from all programs and activities offered in both the facility itself and the shared complex areas.

Division:	RESIDENTIAL	F
Unit:	Summary	
Sub-Unit:	Model 1	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Maximum - Medium Facility</u>					(1)
1. Single Room	48	4½	6,635	29,857	
2. Protective Custody	24	1	4,395	4,395	
3. Dining	48	3	@ 820/area	2,460	
	24	2	@ 410/area	820	
			S.T.	37,532	
<u>Medium/Minimum Facility</u>					(2)
1. Single Room Units	48	2	6,635	13,270	
2. 4 Person Dormitory Units	48	4	6,365	25,460	(1 is Psych)
3. Dining	48	4	@ 820	3,280	
			S.T.	42,010	
<u>Minimum Facility</u>					(3)
1. 12 Person Dormitory Units	48	6	6,365	38,190	
2. Single Room Housing	24	1	3,317	3,317	
3. Dining	96	3	@ 1,615	4,845	
	24	1	@ 410	410	
			S.T.	46,762	
<u>Women's Facility</u>					(4)
1. 4 Person Dormitory Units	48	1½	6,365	9,547	
2. Single Room Housing	48	1½	6,635	9,952	
3. Dining	48	3	820	2,460	
			S.T.	21,959	
TOTAL				148,263	

Adjacency / Special Requirements / Notes

Residential Summary

- (1) 216 inmates in single rooms
24 inmates in Protective Custody single rooms
- (2) 96 inmates in single rooms
192 inmates in 4 person dormitories (48 in Psych)
- (3) 24 inmates in single rooms
288 inmates in 12 person dormitories
- (4) 72 inmates in single rooms
72 inmates in 4 person dormitories

432 inmates in single rooms
264 inmates in 4 person dormitories
288 inmates in 12 person dormitories
24 bed infirmary (single rooms)
1,008

Division:	RESIDENTIAL	F
Unit:	Single Room Units	
Sub-Unit:	48 Bed Unit	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Residential Rooms Shower/Drying	48	1 4	80/room 20/area	3,840 <u>80</u> 3,920	(1)
Counseling	1 - 3	2	100/area	200	(2)
Laundry	-	1	25/area	25	
Multipurpose/Classroom	12	1	360/area	360	
Dayroom	48	1	35/person	1,680	
Storage				40	
Learning Lab/Listening Room	1	2	50/area	100	
Control	1	1	80/area	80	
Janitors Closet	-	1	20/area	20	(3) (4)
Hobby Area	-	1	100/area	100	
Local Sick Call		1/2	120/area	60	
TOTAL				6,635	

Adjacency / Special Requirements / Notes

(1) Televisions in rooms

(2) Limited active indoor recreation can occur here as well., i.e. weight lifting

(3) Two 48 person units will share one 120 SF sick call area.

(4) Includes one exam room with toilet and storage adjacent, per 10/30/79 County correspondence.

Division:	RESIDENTIAL	F
Unit:	4 Person Dorms	
Sub-Unit:	48 Bed Unit	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Dormitories	4	12	320/area (80/person)	3,840	(1)
Shower/Drying/Toilets		1	200/area	200	(2)
Counseling Room	1 - 3	1	100/area	100	
Laundry	-	1	25/area	25	
Multipurpose/TV	12	1	360/area	360	
Dayroom	48	1	35/person	1,680	
Storage		1	40/area	40	
Janitor's Closet	-	1	20/area	20	
Control	$\frac{1}{2}$	$\frac{1}{2}$	80/area	40	(3)
Local Sick Call		$\frac{1}{2}$	120/area	60	(4) (5)
TOTAL				6,365	

Adjacency / Special Requirements / Notes

- (1) Each dormitory can readily be converted to 4 single rooms, each with toilet and sink, if required. Plumbing chase, but not fixtures will be provided here.
- (2) 1 shower/12 residents
- (3) One control station observes two 48 resident areas.
- (4) Two 48 person units share one sick call area.
- (5) Includes one exam room with toilet and storage adjacent, per 10/30/79 County correspondence.

Division:	<u>RESIDENTIAL</u>	F
Unit:	<u>12 Person Dorms</u>	
Sub-Unit:	<u>48 Bed Unit</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Dormitories	12	4	960/area (80/person)	3,840	(1)
Shower/Drying/Toilets		1	200/area	200	(2)
Counseling Room	1 - 3	1	100/area	100	
Laundry	-	1	25/area	25	
Multipurpose/TV	12	1	360/area	360	
Dayroom	48	1	35/person	1,680	
Storage		1	40/area	40	
Janitor's Closet	-	1	20/area	20	
Control	$\frac{1}{2}$	$\frac{1}{2}$	80/area	40	(3)
Local Sick Call	$\frac{1}{2}$	$\frac{1}{2}$	120/area	60	(4) (5)
TOTAL				6,365	

Adjacency / Special Requirements / Notes

- (1) Each dormitory can be readily converted to 12 single rooms if required.
- (2) 1 shower/12 residents
- (3) 1 control station observes two 48 resident areas
- (4) Two 48 person units share one sick call area.
- (5) Includes one exam room with toilet and storage adjacent, per 10/30/79 County correspondence.

Division:	<u>RESIDENTIAL</u>	F
Unit:	<u>Protective Custody</u>	
Sub-Unit:	<u>24 Bed Unit</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Residential Rooms	24	1	80/room	1,920	(1)
Shower/Drying		2	20/area	<u>40</u>	
				1,960	
Counseling	1 - 3	2	100/area	200	(2)
Laundry	-	1	25/area	25	
Multipurpose/Classroom	12	1	360/area	400	
Dayroom	24	1	35/person	840	
Storage		1	40/area	40	
Learning Lab/Listening Room	1	1	50/area	50	
Control	1	1	80/area	80	
Janitor's Closet	-	1	20/area	20	
Hobby Area	-	1	100/area	100	
Local Sick Call		1	80/area	80	
Indoor Recreation (Active)		1		600	
TOTAL				4,395	

Adjacency / Special Requirements / Notes

(1) Televisions in rooms

(2) Limited active indoor recreation can occur here as well. i.e., weight lifting

Division:	<u>RESIDENTIAL</u>	F
Unit:	<u>Dining</u>	
Sub-Unit:	<u>Summary</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>96 Person Dining</u>					
Dining Area	96	1	15/person	1,440	
Storage/Pantry		1	175/area	<u>175</u>	
			S.T.	1,615	
<u>48 Person Dining</u>					
Dining Area	48	1	15/person	720	
Storage/Pantry		1	100/area	<u>100</u>	
			S.T.	820	1 area serve 2 units in 2 shifts
<u>24 Person Dining</u>					
Dining Area	24	1	15/person	360	
Pantry/Dining Storage		1	50/area	<u>50</u>	
				410	

Adjacency / Special Requirements / Notes

G. Program Services

Program Services

Per the County's recommendations, flexibility, to accomodate changing program priorities, requirements, and philosophies has been the primary consideration in allocating spaces. With correctional philosophy and corresponding "rehabilitation" programs shifting every few years as a reflection of community sentiment, budget allocations, and the current research, locking the new Santa Rita facility into spaces designed for specific programs does not appear to be in the best interest of this planning venture.

Included at the Complex level are the following program areas:

- Central Inmate Services Office
- Probation Offices
- Volunteer Offices
- Central Library including recreational and legal volumes as well as an audio-visual production and distribution area.
- Multipurpose classrooms near the maintenance shops of sufficient size to accomodate industrial and vocational programs in addition to academic classes.

At the Facility Level, the following areas are situated:

- Classrooms, to accomodate academic and limited vocational or industrial programs
- Teachers preparation areas
- Satellite Inmate Services Offices
- Barbershops
- Commissary
- Chaplain's offices

Cognizant of the short-term nature of the Santa Rita population, the square footage determinants for the aforementioned program areas will efficiently accomodate the limited numbers and scope of programs to be offered to the inmates.

County Requirements

Per correspondence of February 15, June 12 and October 30, 1979 - the consultants were requested to provide for the following:

1. Ten multipurpose classrooms
2. Classrooms designed to accomodate either academic or industrial type instruction and activities.
3. Legal and recreation library facilities. A main library of 4000 square feet with access available to Medium/Minimum and minimum security inmates.

-
4. Extensive use of audio-visual materials
 5. Offices for Probation Services

note: health care, recreation, visiting and counseling are
addressed in other sections of the architectural program.

Division:	PROGRAM SERVICES	G
Unit:	Summary	
Sub-Unit:	Model 1	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Complex Program Support Center				13,800	
Max-Med Program Resource Center				3,505	
Med-Min Program Resource Center				5,845	
Minimum Program Resource Center				3,505	
Womens' Program Resource Center				5,005	
TOTAL				31,660	

Adjacency / Special Requirements / Notes

Division:	<u>PROGRAM SUPPORT CENTER</u>	G
Unit:	<u>Complex</u>	
Sub-Unit:	<u></u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Inmate Services Office</u>					(2)
Director	1 + 3 V	1	120/Area	120	
Secretary	1 + 2 V	1	100/Area	100	
Conference Meeting	10	1	200/Room	200	
Counsel/Test Rms Storage	2 - 3	2	100/Room + 20	220	
Records/Storage/Work	1 - 2		200/Area	200	
<u>Probation Services</u>					
Offices	1 +	3	120/Area	360	
Sec/Clerk	1 +	1	100	100	
Computer Terminal	-	1	40	40	
Records & Storage	-	1	100	100	
<u>Volunteer Services</u>					
Offices	2 - 3	3	120/Area	360	e.g. Friends outside
<u>Library (Central)</u>					
Library (Rec + Law Centers)			4,000	4,000	(3)
A/V Production Distribution/Storage Unit			2,000/Area	2,000	(1)
<u>Multipurpose Classrooms</u>					
Classrooms/Shops	20	3	100/Person	6,000	adjacent to maintenance shops
TOTAL				13,800	

Adjacency / Special Requirements / Notes

(1) Possible for inmate vocation or industry.

(2) Coordinates program, recreation, etc. for complex.

(3) Central Library for Medium/Minimum and Minimum residents per 10/30/79 County correspondence.

Division:	<u>PROGRAM RESOURCE CENTER</u>	G
Unit:	<u>Maximum/Medium</u>	
Sub-Unit:	<u>Model 1</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Classrooms Classroom (multipurpose)	20	1	80/Person	1,600	can be divided into 2 rooms
Offices Teacher Prep.	1	1	@140 incl. storage	140	
Support Storage	-	1	500 As Required	500 A.R.	
Satellite Inmate Services Office	1 + 1	1	120	120	(1)
Auxilliary Services Barbershop	2+	1	125	125	
Commissary			900/Area	900	
Chaplain's Office	1+	1	120	120	
				<u>1,145</u>	
SUBTOTAL				3,505	

Adjacency / Special Requirements / Notes

(1) Coordinates all programs, recreation, etc. for facility.

Division: <u>PROGRAM RESOURCE CENTER</u>	G
Unit: <u>Med/Min</u>	
Sub-Unit: <u>Model 1</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Classrooms Classroom (multipurpose)	20	2	80/Person	3,200	divide into 2 rooms if reqd.
Offices Teacher Prep.	1	2	140/Person	280	
Support Storage Toilets	-	1	500 As Required	500 A.R.	
Satellite Inmate Services Office	1 + 1	1	120	120	(1)
Auxilliary Services Barbershop	2+	1	125	125	
Commissary		1	1500	1,500	
Chaplain's Office	1+	1	120	120	
				<u>1,745</u>	
				5,485	

Adjacency / Special Requirements / Notes

- (1) Coordinates facility program, recreation, etc.
- (2) Carrels for individualized instruction are provided.
- (3) A grill run by inmates in conjunction with commissary is provided for here. Ham-burgers, hotdogs, etc. can be offered with vocational training as short order cooks and counter men being the intent.

Division:	<u>PROGRAM RESOURCE CENTER</u>	G
Unit:	<u>Minimum</u>	
Sub-Unit:	<u>Model 1</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Classrooms Classroom (multipurpose)	20	2	@35/Person	1,400	
Offices Teacher Prep.	1	1	140/Person	140	
Support Storage Toilets	-	1	500 As Required	500 A.R.	
Satellite Inmate Services Office	1 + 1	1	120	120	(1)
Auxilliary Services Barbershop	2+	1	125	125	
Commissary		1	900	900	
Chaplain's Office	1+	1	120	120	
				<u>1,145</u>	
SUBTOTAL				3,305	

Adjacency / Special Requirements / Notes

(1) Coordinates programs and recreation, etc. for the facility.

Division:	<u>PROGRAM RESOURCE CENTER</u>	G
Unit:	<u>Women (144)</u>	
Sub-Unit:	<u></u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Library		1	300	300	
Classrooms					
Classrooms/Multipurpose	20	2	@80/Person	3,200	divisable into
Offices					
Teacher Prep.	1	3	@80	240	
Support					
Storage			500	500	
Toilets			As Required	A.R.	
Satellite Inmate Services Office	1 + 1	1	120	120	(1)
Auxilliary Services					
Barbershop	2+	1	125	125	
Commissary		1	400 allow	400	
Chaplain's Office	1+	1	120	120	
				<u>645</u>	
				5,005	

Adjacency / Special Requirements / Notes

- (1) Satellite inmate services offices coordinates programs, recreation, etc. for this facility

Minimal Model After careful consideration the consultants, with assistance provided by the Sheriff's Department and County Administrator's Officer, arrived at preliminary staffing requirements of:

- 206 Badge Personnel (F.T.E.)
- 49 Civilian Personnel
- 255 Total Staff

This figure represents the absolute minimum number of staff required to operate the proposed corrections complex in a safe and secure manner. Any number below this level would, in our opinion, create a security risk as well as actually increase County expenditures through higher overtime allocations.

In addition, it should be noted that the above staff levels reflect a minimal number of what might be termed "program personnel". Teachers, counselors, etc. (who are usually provided through grants or contracts with local school systems) are not included in the above figures. In addition, although referred to in Section 9.2 (Operating Costs), 25 medical staff are not included in the above total.

A last note about staffing applies very directly to a County such as Alameda which faces severe fiscal constraints. In order to supplement civilian and sheriff's personnel, particularly in the areas of inmate program, extensive use should be made of volunteers and Federal grants. There exists a vast reservoir of potential volunteers in the Alameda County Area in the form of students (e.g. University of California at Berkeley, School of Criminology) existing organizations, (such as the American Friends Service Committee and Delancy Street Foundation) and other private individuals. With careful organization and minimal expenditures these resources could be pooled to greatly compensate for the aforementioned lack of program personnel.

Furthermore, through innovative grantsmanship, federal health, education or LEAA monies could well be acquired by the County for additional staff persons in the programs area. As with the use of volunteers, with careful planning, grant personnel can easily be integrated into the day-to-day operations of the Santa Rita Complex without any County expenditures required.

Optimal Model While the 207 badge personnel is an acceptable level, given more ideal budgetary conditions, an additional 6 (FTE) would be desirable. These extra positions would provide the commanding officer with

the additional flexibility to handle any unforeseen circumstances that may occur. In addition, these extra staff could, in the long run, save the County money by reducing the traditional reliance on overtime to cover shifts when additional security staff are required on an ad-hoc basis.

MINIMAL MODEL 1 STAFFINGSUMMARY

AREA/POSITION	RANK	DAY	EVE	NIGHT	TOTAL	FTE	TOTAL
---------------	------	-----	-----	-------	-------	-----	-------

EXECUTIVE ADMINISTRATION

Commanding Officer	Capt.	1	0	0	1	1.0	1
Exec. Officer	Lt.	1	0	0	1	1.0	1
Operations Officer	Lt.	1	0	0	1	1.0	1
Watch Commander	Lt.	4	1	1	3	1.6	4.8
		4	1	1	6		7.8

INSTITUTIONAL CONTROL

Service Control	Dep.	1	1	0	2	1.6	3.2
Public Control	Dep.	1	1	1	3	1.6	4.8
Perimeter Control	Dep.	1	1	1	3	1.6	4.8
Complex Security	Dep.	6	4	0	10	1.6	16.0
		9	7	2	18		28.8

COMPLEX SUPPORT

Classification Director	Sgt.	1	0	0	1	1.0	1
Intake Director	Sgt.	1	1	0	2	1.6	3.2
Intake Officer	Dep.	1	1	0	2	1.6	3.2
Intake Officer	Dep.	1	1	0	2	1.6	3.2
Infirmery Officer	Dep.	1	1	1	3	1.6	4.8
Infirmery Officer	Dep.	1	1	1	3	1.6	4.8
Mess Hall Director	Sgt.	1	0	0	1	1.6	1.6
Mess Hall Officer	Dep.	1	1	0	2	1.6	3.2
Projects Director	Sgt.	1	0	0	1	1.0	1.0
Projects Officers	Dep.	8	3	0	1	1.0	11.0
Inmate Services Dir.	Sgt.	1	0	0	1	1.0	1.0
		18	9	2	29		38.0

MAXIMUM/MEDIUM FACILITY

Unit Manager	Sgt.	1	1	1	3	1.6	4.8
Front Gate Officer	Dep.	1	1	0	2	1.6	3.2
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	0	2	1.6	3.2
Housing Rover	Dep.	1	1	0	2	1.6	3.2
		9	9	6	24		38.4

MINIMAL MODEL 1 STAFFINGSUMMARY (cont'd)

AREA/POSITION	RANK	DAY	EVE	NIGHT	TOTAL	FTE	TOTAL
<u>MEDIUM/MINIMUM FACILITY</u>							
Unit Manager	Sgt.	1	1	1	3	1.6	4.8
Front Gate Officer	Dep.	1	1	0	2	1.6	3.2
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	0	2	1.6	3.2
Housing Rover	Dep.	1	1	0	2	1.6	3.2
Recreation Officer	Dep.	1	0	0	1	1.0	1.0
		<u>10</u>	<u>9</u>	<u>6</u>	<u>25</u>		<u>39.4</u>
<u>MINIMUM FACILITY</u>							
Unit Manager	Sgt.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	0	2	1.6	3.2
		<u>5</u>	<u>5</u>	<u>4</u>	<u>14</u>		<u>22.4</u>
<u>WOMEN'S FACILITY</u>							
Unit Manager	Sgt.	1	1	1	3	1.6	4.8
Front Gate	Dep.	1	1	0	2	1.6	3.2
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	0	2	1.6	3.2
Recreation Officer	Dep.	1	0	0	1	1.0	1.0
		<u>8</u>	<u>7</u>	<u>5</u>	<u>20</u>		<u>31.4</u>
TOTAL BADGE STAFF		63	47	26	136		206.2
CAPTAINS	-	1.0					
LIEUTANANTS	-	6.8					
SERGEANTS	-	27.0					
DEPUTIES	-	<u>171.4</u>					
		206.2					

5.3 CIVILIAN STAFFING SUMMARY

<u>AREA/POSITION</u>		<u>ANNUAL SALARY</u>
<u>PROJECTS UNIT</u>		
1	Duplic. Equip Operator @ 13,920	\$13,920
1	Hog Farmer @ 14,668	14,668
1	Truck Farmer @ 16,128	16,128
1	Truck Driver @ 17,894	17,894
4		<u>\$62,610</u>

<u>MAINTENANCE</u>		
1	Laundry Supervisor @ 14,328	\$14,328
2	Building Maint. Worker I @ 19,000	38,000
1	Building Maint. WorkerII @ 21,942	21,942
1	Carpenter @ 23,568	23,568
1	Carpenter Sup. @ 25,862	25,862
1	Electrician @ 23,904	23,904
2	Building Equip. Maint. Worker @	18,791
4	Stationery Engineers @ 22,212	88,848
1	Sup. Maint. Engineer @ 29,844	29,844
14		<u>\$285,087</u>

<u>BUDGET AND SUPPLY UNIT</u>		
1	Asst. Staff Analyst II	\$22,650
1	Storekeeper I	15,446
1	Supply Clerk II	13,745
3		<u>\$51,841</u>

SUMMARY OF CIVILIAN STAFFING

1.	Headquarters	5	\$61,676
2.	Inmate Services	1	11,771
3.	Intake/Classif.	6	77,410
4.	Mail/Commissary	3	40,299
5.	Food Services	13	185,416
6.	Projects Unit	4	62,610
7.	Maintenance Unit	14	285,087
8.	Budget and Supply	3	51,841
		49	<u>\$776,110</u>

5.3 CIVILIAN STAFFING SUMMARY

<u>AREA/POSITION</u>		<u>ANNUAL SALARY</u>
<u>HEADQUARTERS</u>		
2	Clerk II @ 11,771	11,771
1	Payroll Record Clerk @ 12,826	12,826
1	Secretary II @ 15,767	15,767
<u>1</u>	Chaplain @ 21,312	<u>21,312</u>
5		\$61,676
<u>INMATE SERVICE</u>		
1	Clerk II @ 11,771	\$11,771
<u>INTAKE/CLASSIFICATION</u>		
1	Clerk II @ 11,771	\$11,771
4	Sheriff Clerks @ 13,433	53,732
<u>1</u>	Account Clerk I @ 11,907	<u>11,907</u>
6		\$77,410
<u>MAIL/COMMISSARY</u>		
3	Sheriff Clerks @ 13,433	\$40,299
<u>FOOD SERVICES</u>		
1	Supply Clerk II @ 13,745	\$13,745
5	Cooks @ 13,628	68,140
3	First Cooks @ 14,880	44,640
2	Bakers @ 14,488	28,976
1	Supervising Baker @ 14,488	14,488
<u>1</u>	Butcher @ 15,427	<u>15,427</u>
13		\$185,416

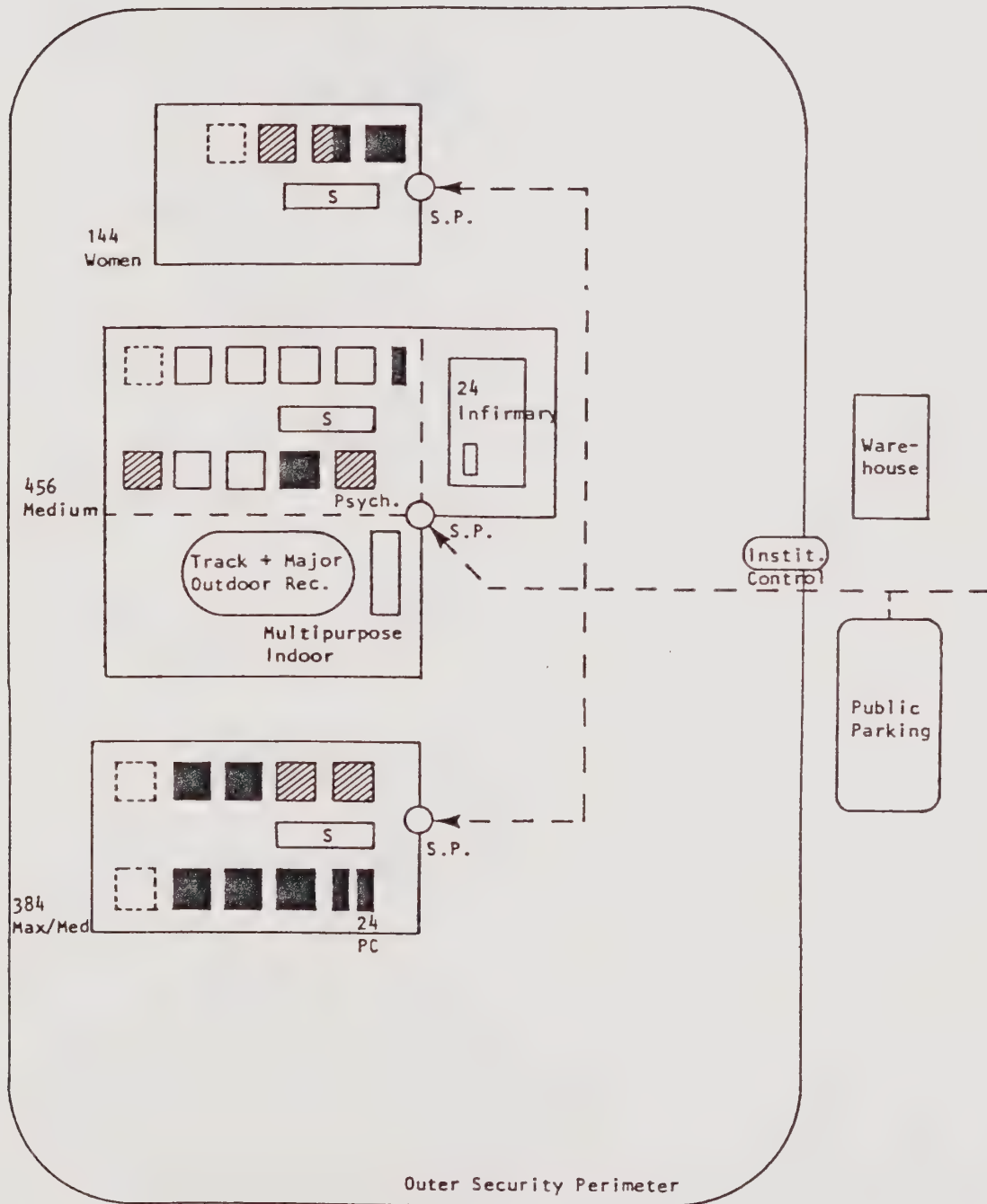
5.3 CIVILIAN STAFFING SUMMARY

Salary Saving @ 6.69%	<u>-(51,921)</u>
	724,189
Differentials @ 2.1%	<u>+ 15,208</u>
Net Salary and Wages	739,397
Overtime @ 10.8%	<u>+ 78,212</u>
Benefits @ 29%	<u>+210,015</u>
	\$1,027,624

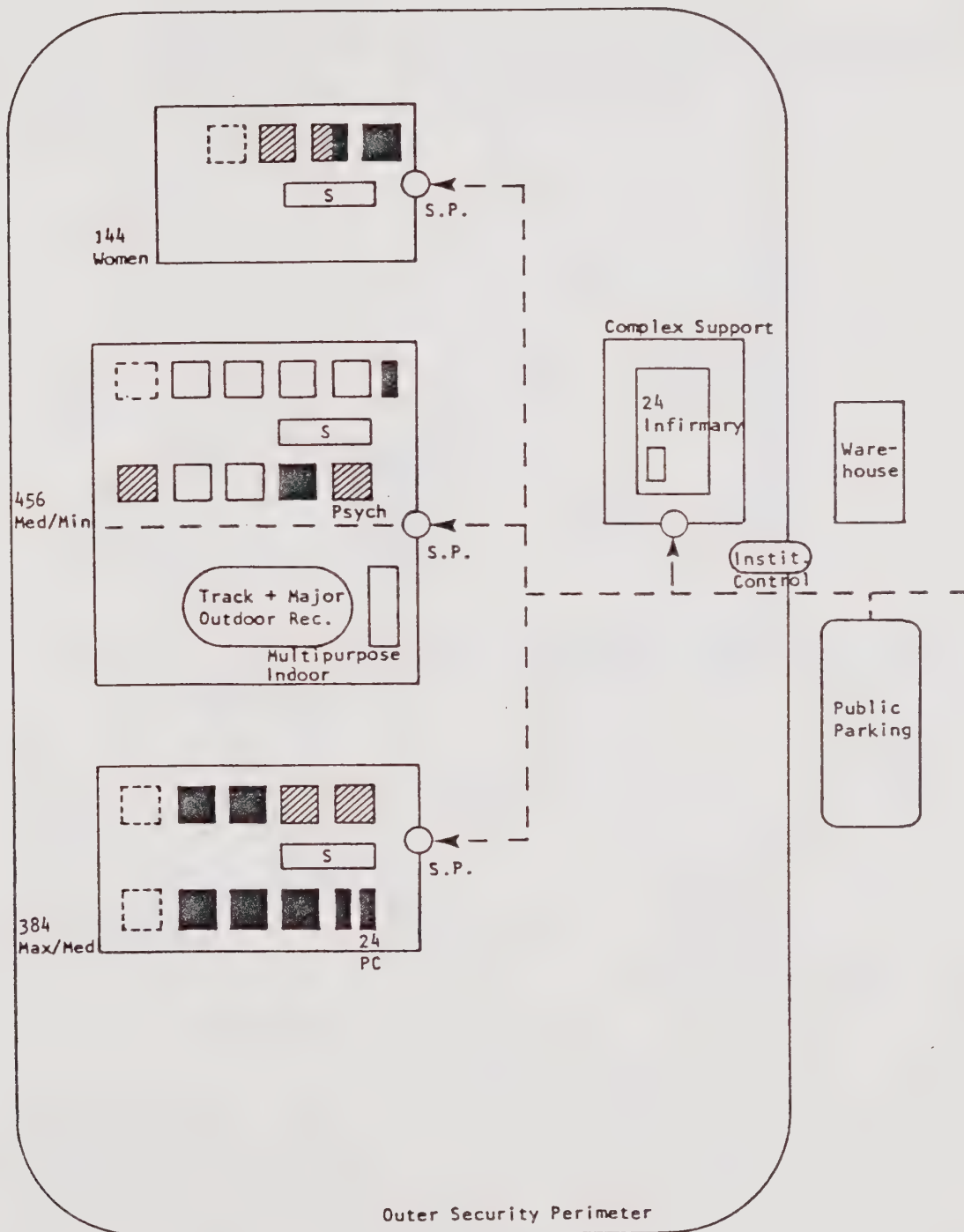
Introduction

The following program is the approved final version based on numerous discussions and work sessions between the county and its consultants.

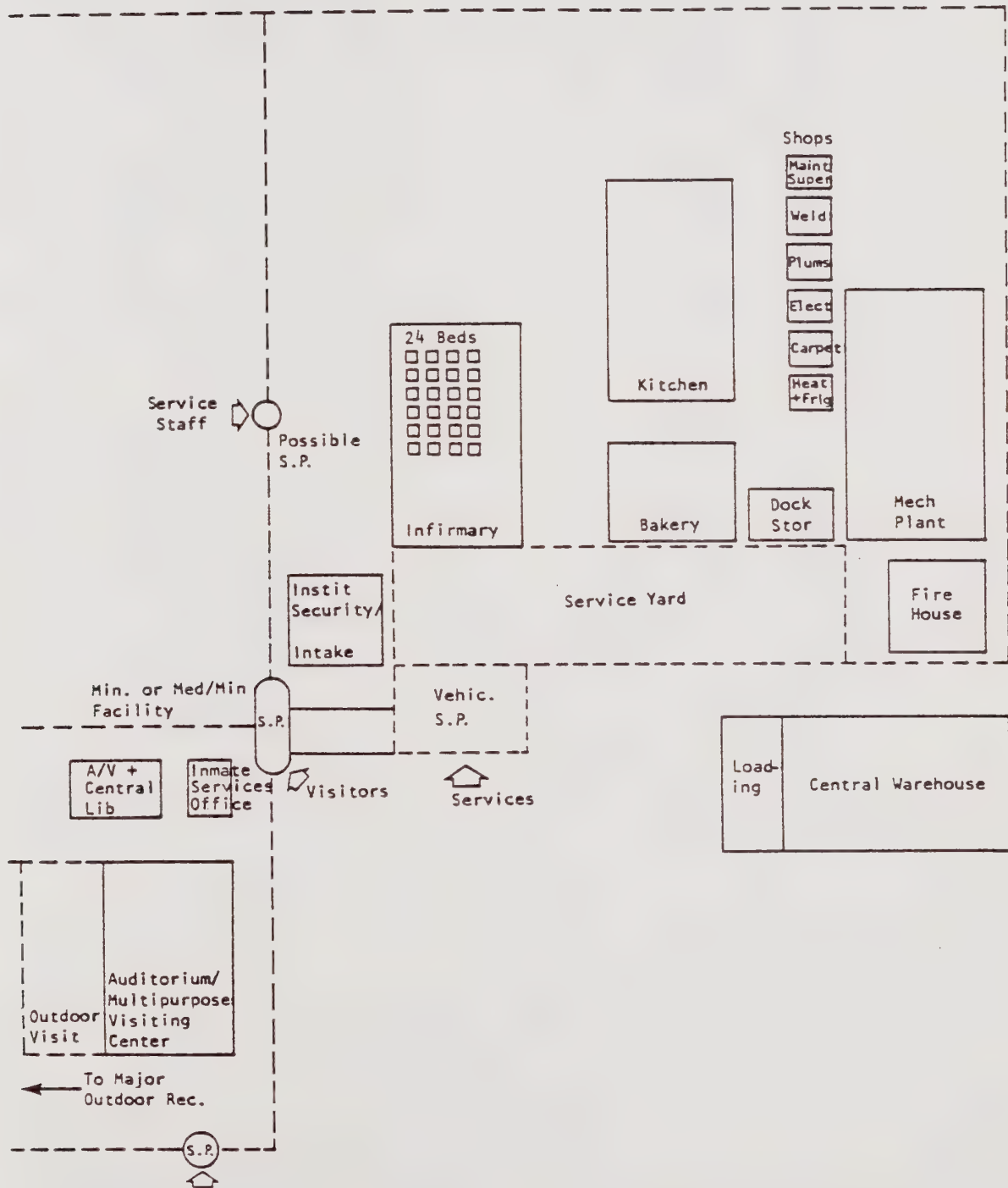
The affinity diagrams represent desirable relationships. There may be minor variations not affecting functional criteria that are the result of further site planning and architectural development.


LEGEND

48 Bed Unit	Single Rooms	12 Bed Dorms	S = Local Support/Program
24 Bed Unit	4 Bed Dorms	Future	S.P. = Sally Port

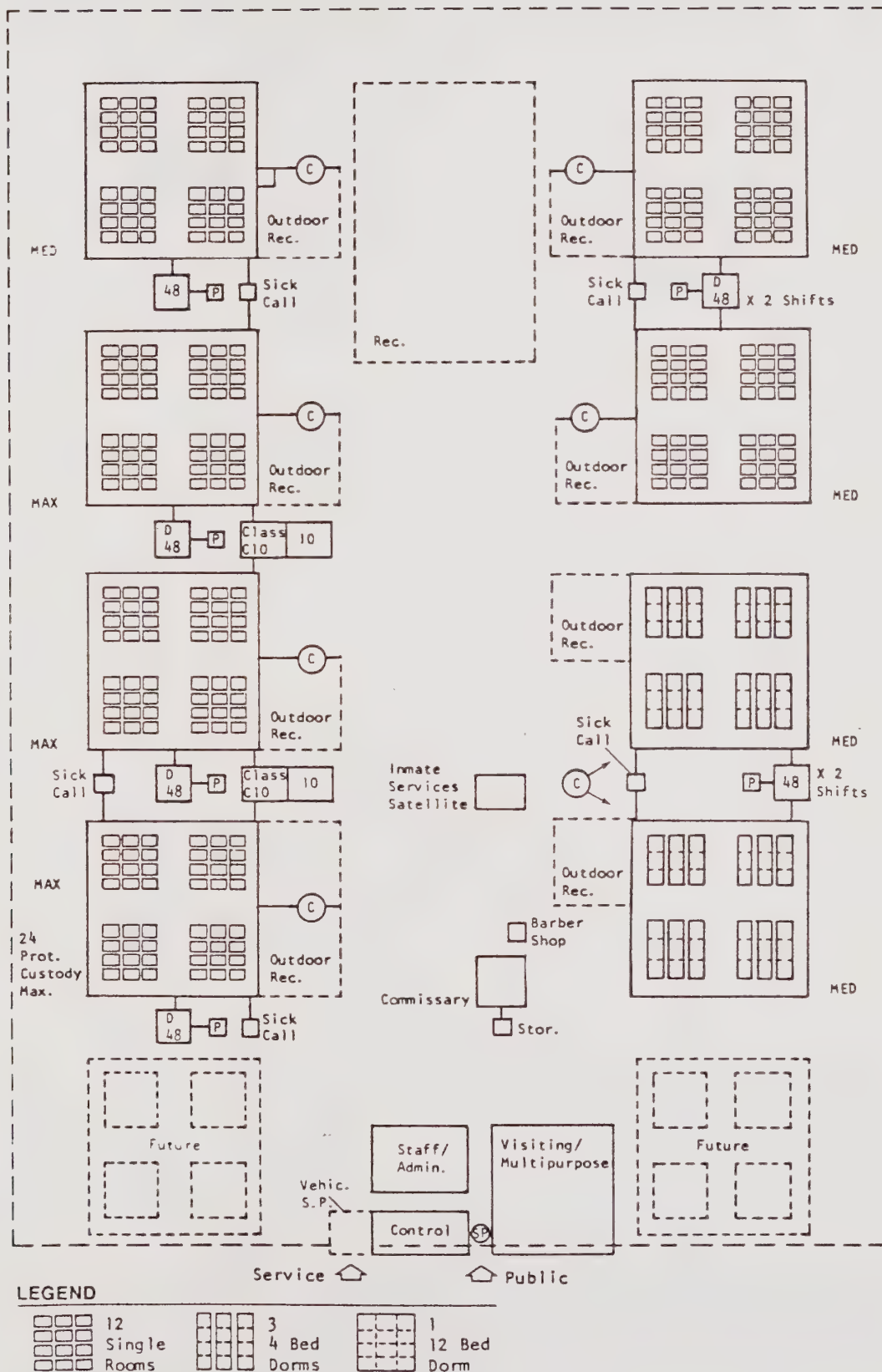

LEGEND

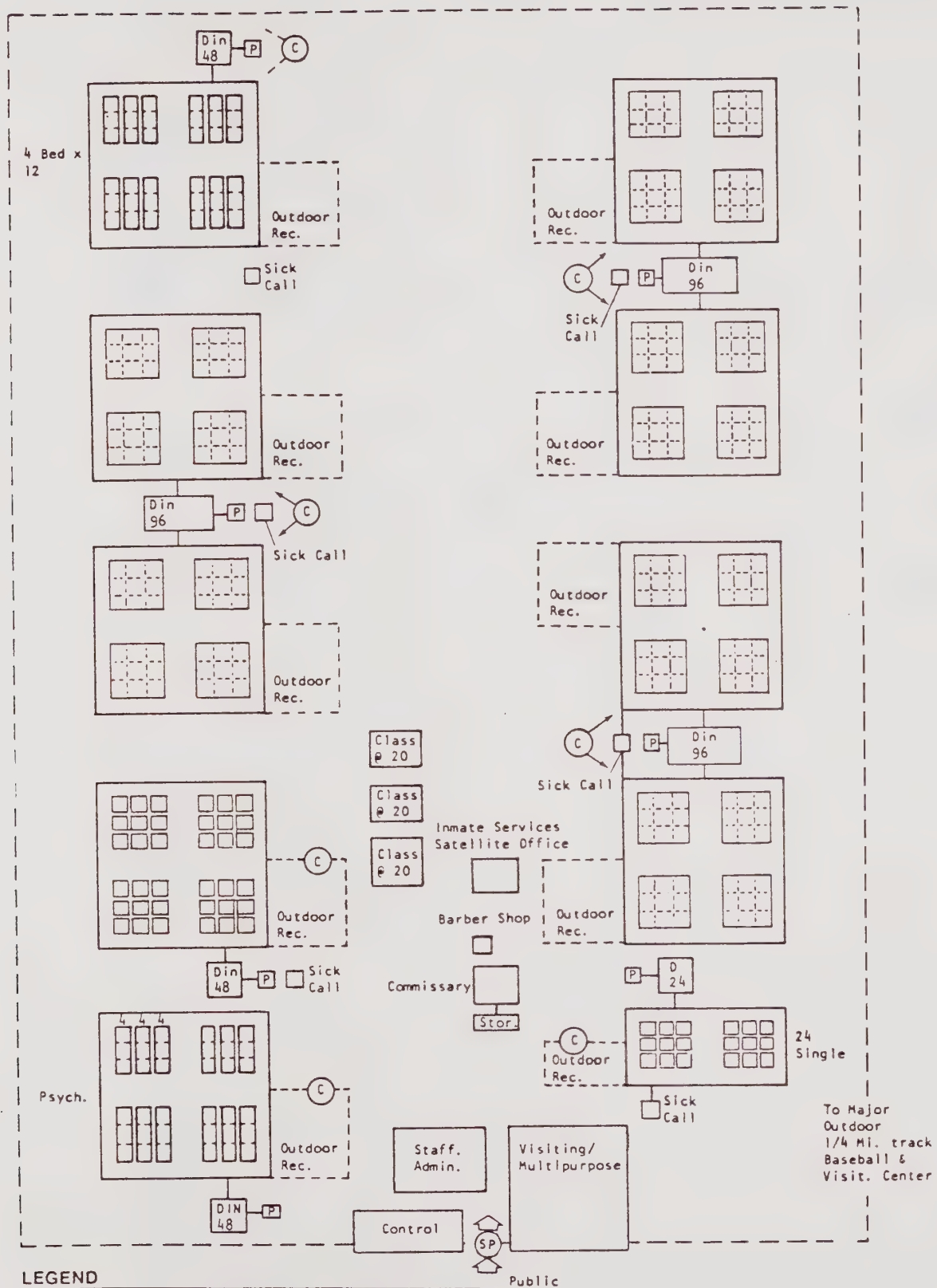
48 Bed Unit	Single Rooms	12 Bed Dorms	S = Local Support/Program
24 Bed Unit	4 Bed Dorms	Future	S.P. = Sally Port



6.1.3 Facility Concept 2 (A & B)

384 Bed Maximum/Medium Unit

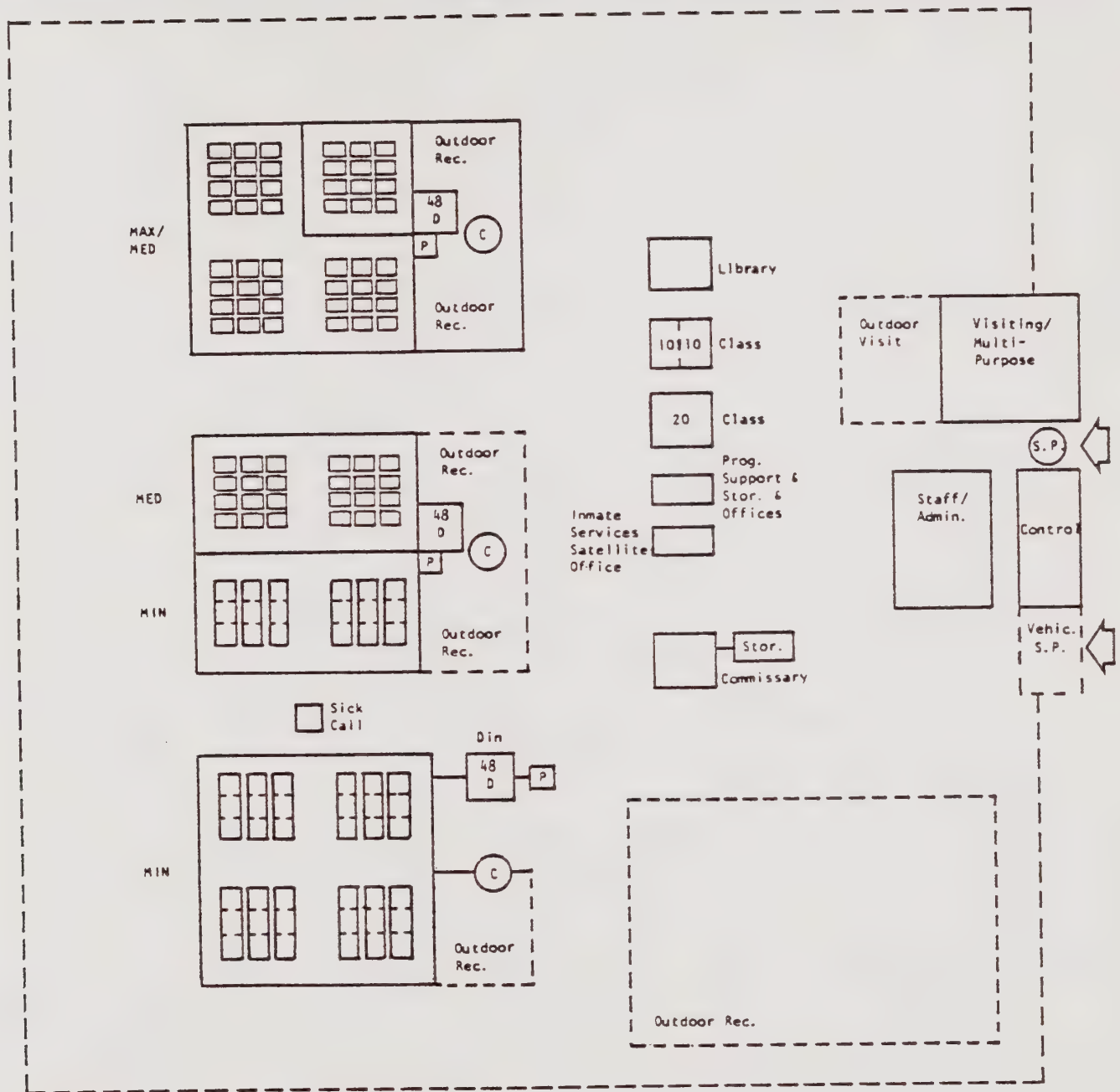




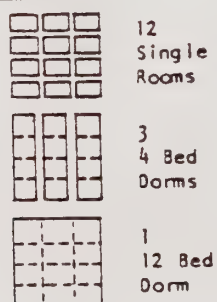
6.1.5

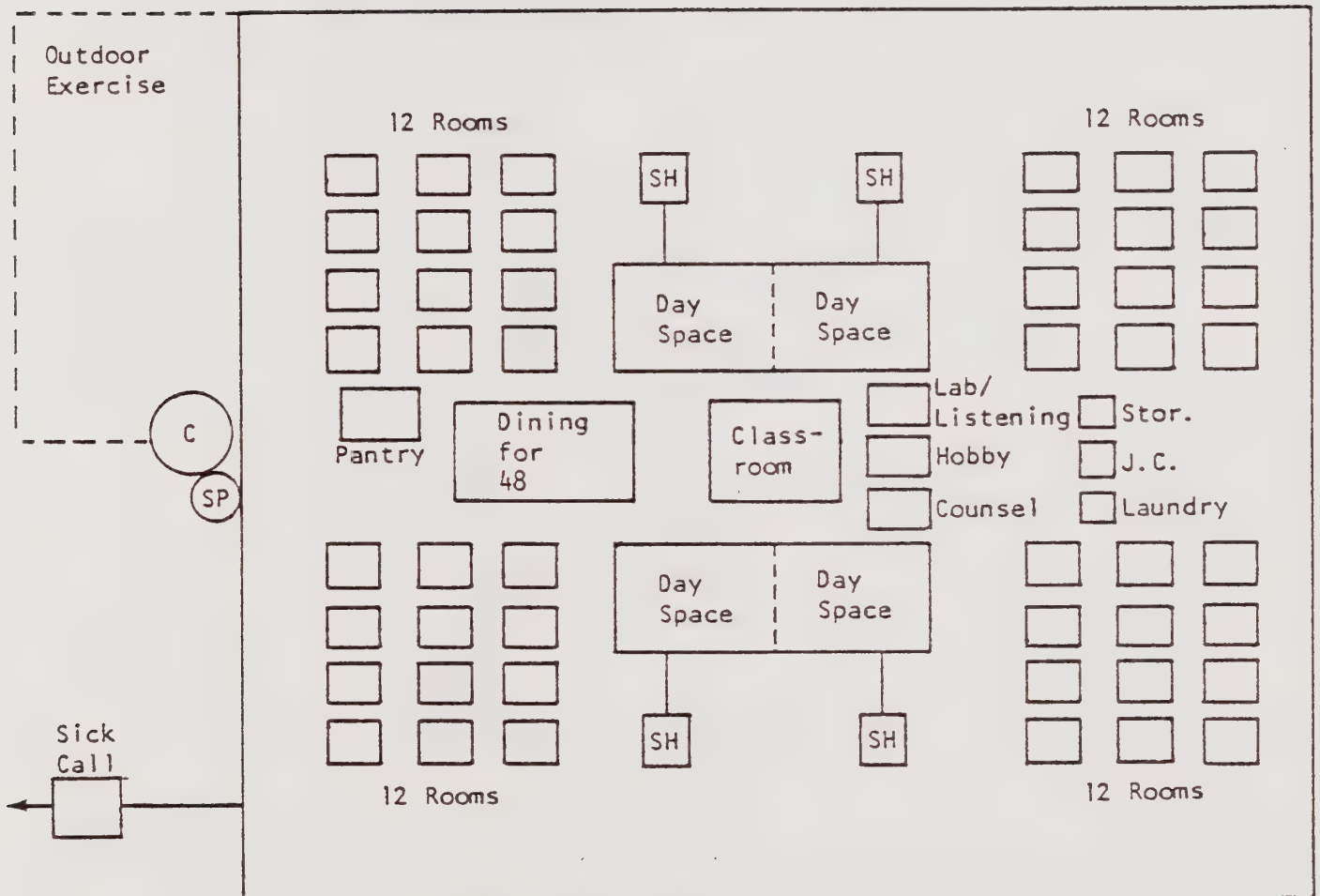
Facility Concepts 1 & 2 (A & B)

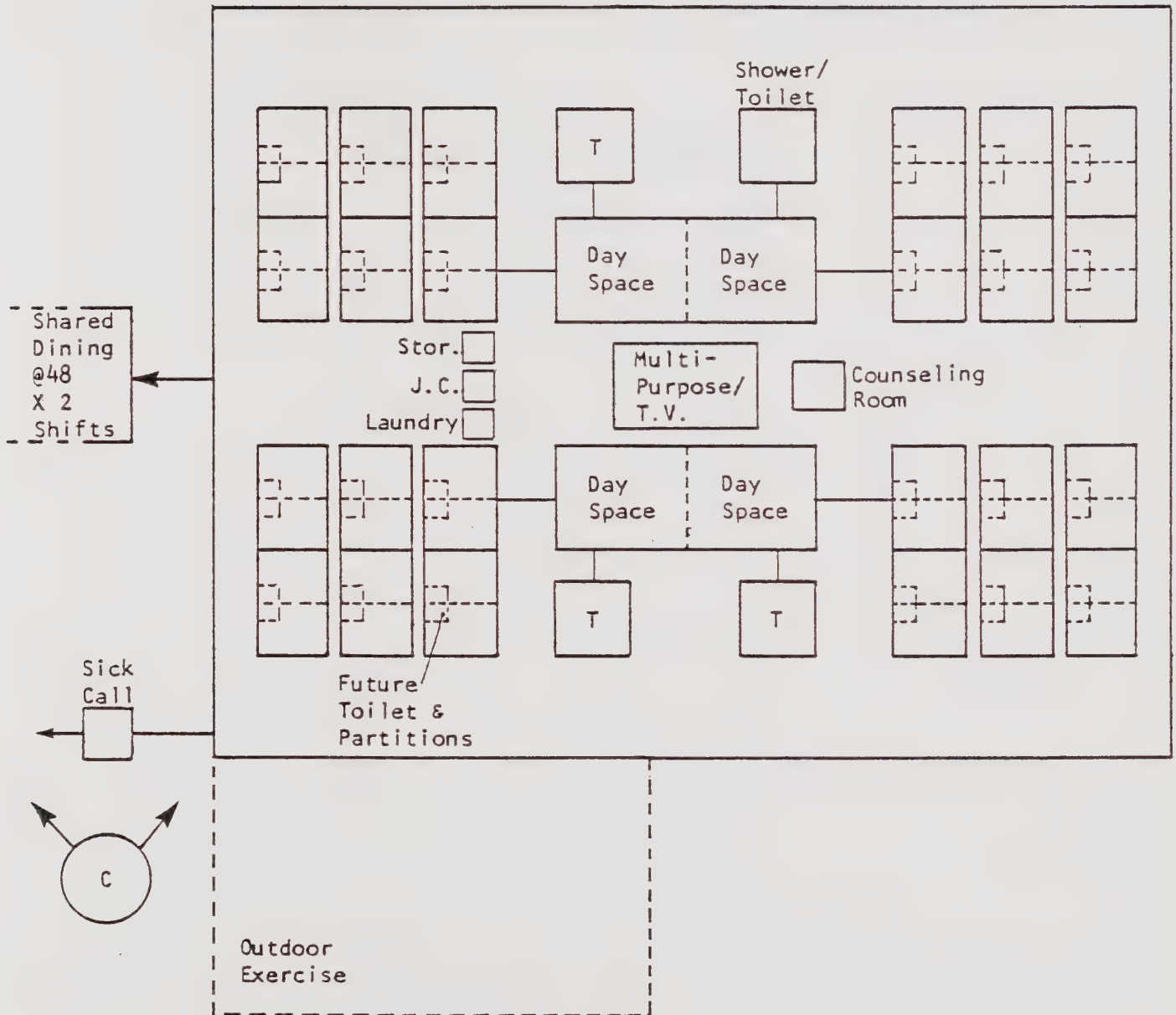
144 Bed Women's Facility

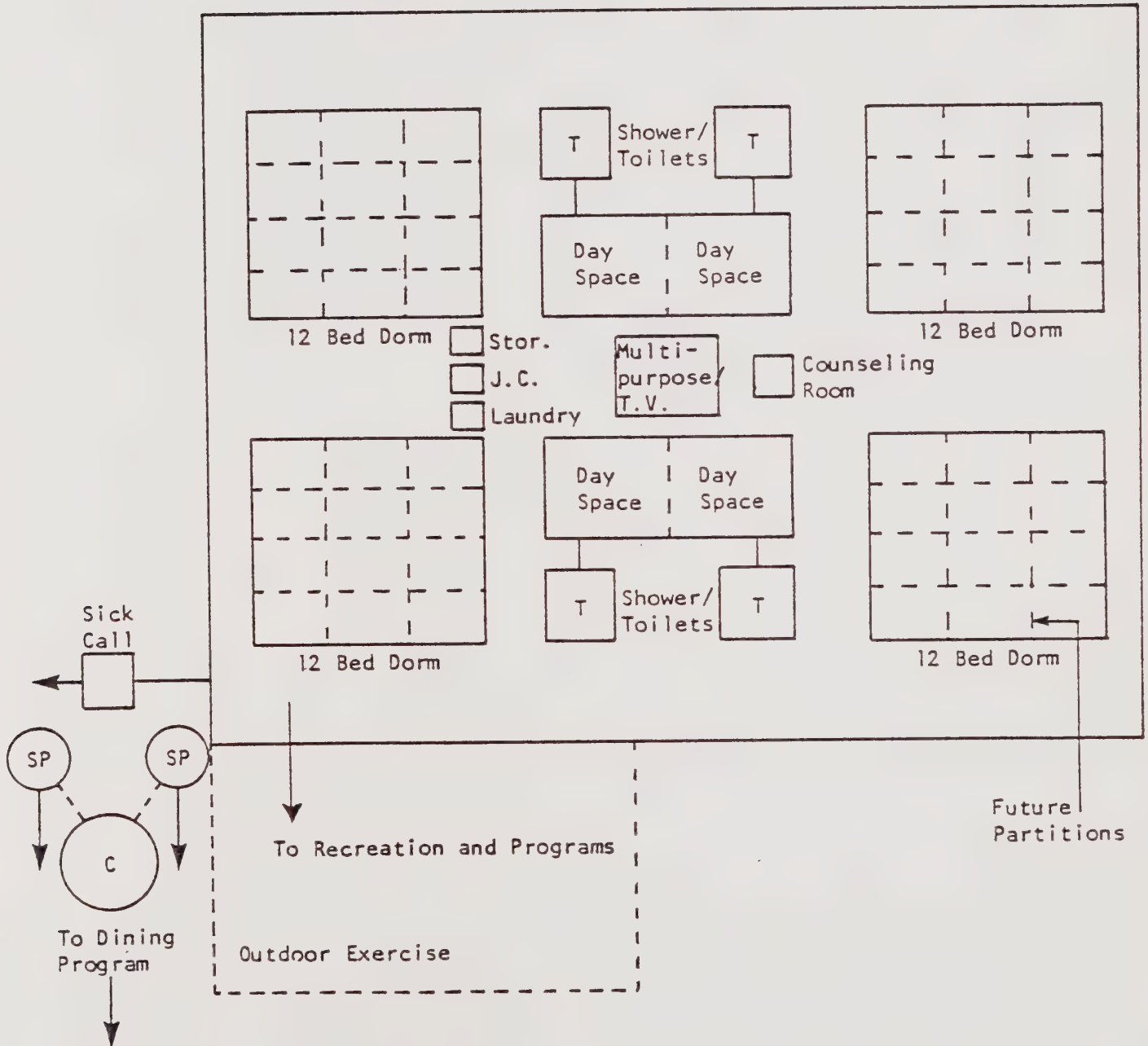


LEGEND





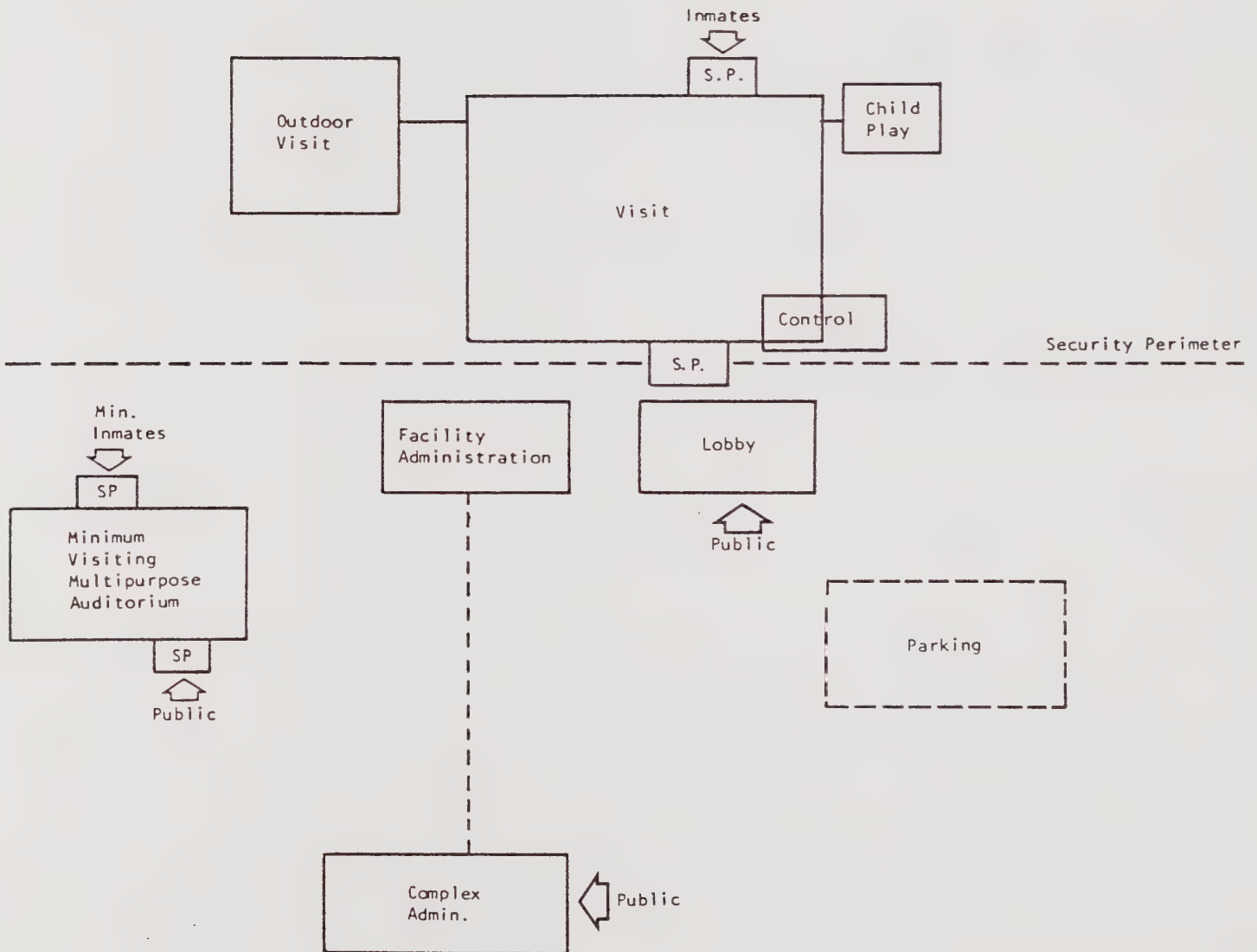




6.1.9 Program Summary Model 2

	24	384	456	144		
	CENTRAL	MAX/MED	MED/MIN	WOMEN	TOTAL	GSF
A. ADMIN/PUBLIC						
Complex Administration	1,880				19,830	29,745
Local Admin/Visit		7,900	3,825	6,225		
B. CUSTODY ADMIN						
Complex	4,760				9,030	14,450
Local		1,640	1,640	990		
C. COMPLEX SUPPORT						
Kit/Laund/Plant	44,000 (67,200)				44,000 (67,200)	52,800 (80,640)*
D. HEALTH SERVICES						
Med/Dent/Infirmary	8,325				8,325	13,320
E. MULTIPURPOSE/AUDIT/VISIT	12,770				12,770	15,324
F. RESIDENTIAL		58,537	68,587	21,959	149,083	248,968
G. PROGRAM SERVICES						
Complex Program Support	13,800					
Local Resource Centers		5,945	5,545	5,005	30,295	45,442
TOTALS					273,333 (296,533)	420,049 (447,889)

A. Administration/Public Model 2



- A Complex Administration Offices are provided here for the Chief of Detention and Corrections, the Complex Administrator (Captain), Executive Officer (Lieutenant), Operation Officer (Lieutenant), as well as business operations and administrative support. As both concepts for Santa Rita are of a decentralized nature, this component is intended to serve only those administrative functions that involve the complex as a whole.
- This component is located near and/or adjacent to the Custody Administration Center to promote administrative and operational staff contact and communication and bridges the security perimeter to promote public accessibility.
- Executive Administration Facility Level Facility Level Executive Administration is located at the entrance to each residential facility within the complex. Offices for each Unit Manager (one per shift) and support staff, as well as conference room are provided here.
- This area is located adjacent to the visitation center for the Facility, as well as the Facility Level Custody Administration. Program and security decisions peculiar to the individual Facility are arrived at and implemented at this level rather than from Complex Administration.
- Visitation Center Visitation, at the Facility Level, bridges the security perimeter. Lobby and toilets are outside the Facility's security perimeter while all visiting areas are within that perimeter in a controlled situation.
- Prior to entering the visiting area, visitors will pass through a sally port with appropriate security functions (i.e. metal detector, frisk, etc.) occurring here. Similarly, residents will be searched before and after their visits. A control booth/area is included to monitor and control access to the visiting area as well as activities within it.
- In addition to a visiting center at the Minimum (Model 1) or Min-Med (Model 2) Facility level, additional space is available for this purpose in the Multipurpose/Auditorium (see Section E).
- County Criteria Per a March 7, 1979 memorandum from County Administrator Mel Hing to the Board of Supervisors, the consultants were requested to

provide the following:

1. Visiting facilities for 50% of the minimum security inmates and 25% of the maximum and medium populations at any one time.
2. Visiting facilities for both maximum and medium security inmates capable of providing for both contact and non-contact visiting.
3. Search areas, adjacent to visiting, for both inmates and visitors.

Division:	ADMINISTRATION/PUBLIC	A
Unit:	Summary	
Sub-Unit:	Model 2	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
1. Complex Administration				1,880	
2. Facility A (384 Max-Med)				1,130	
a. Administration				6,770	
b. Visiting			S.T.	7,900	
3. Facility B (456 Med-Min)				1,130	
a. Administration				2,695	
b. Visiting			S.T.	3,825	
4. Facility C (144 Women)				1,130	
a. Administration				5,095	
b. Visiting			S.T.	6,225	
Total				19,830	

Adjacency / Special Requirements / Notes

Division:	<u>ADMINISTRATION/PUBLIC</u>	A
Unit:	<u>Complex Administration</u>	
Sub-Unit:	<u></u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Central Administration</u>					
Chief	1	1	160/Area	160	
Captain (facility, admin.)	1	1	140/Area	140	
Conference	20	1	400/Area	400	
Clerical/Reception	1 + 4	1	160/Area	160	
Files/Work Area/Storage		1	160/Area	160	
Duplication		1	40/Area	40	
Executive Officer			120/Area	120	
Operations Officer			120/Area	120	
			S.T.	<u>1,300</u>	
<u>Business Office</u>					
Business Manager	1	1	120/Area	120	
Personnel Director	1	1	100/Area	100	
Payroll Clerk)	1)	1	100/Area	100	
Accounting Clerk)	1)				
Clerical Area	2	1	100/Area	100	
Files/Work/Duplication	-	1	100/Area	100	
Storage	-	1	60/Area	60	
			S.T.	<u>580</u>	
TOTAL				1,880	

Adjacency / Special Requirements / Notes

Division:	<u>ADMINISTRATION/PUBLIC</u>	A
Unit:	<u>Executive Administration</u>	
Sub-Unit:	<u>384 Max/Med</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Executive Administration</u>					
Unit Manager (Day)	1	1	120/Area	120	
Executive Secretary	1	1	160/Area	160	
Unit Manager (Eve)	1	1	100/Area	100	
Unit Manager (Night)	1	1	100/Area	100	
Files/Storage/Work	-	1	250/Area	250	
Conference	10	1	200/Area	200	
Duplication/Mail Room	1	1	200/Area	200	
TOTAL				1,130	

Adjacency / Special Requirements / Notes

Division:	ADMINISTRATION/PUBLIC	A
Unit:	Visitation	
Sub-Unit:	384 Max. Med.	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Public Visitation</u>					
Public Lobby (reception, information, switchboard)	64	1	10 SF/person Allowance	640	(1)
Sallyport			A.R.	A.R	
Observation Control	1 - 2	1	120/Area	120	(2)
Indoor Visiting	288	1	20/Person	5160	
Outdoor Visiting			A.R.	A.R	
Children's Play			A.R.	A.R	
Resident Search/Processing	2 - 3	1	100/Area	100	
Vending Machine Area		1	150/Area	150	
TOTAL				6,770	

Adjacency / Special Requirements / Notes

- (1) Visitors and staff pass through sallyport prior to entering visiting area.
- (2) 25% of 384 residents = 96 x 2 visitors = 192 visitors (288 Total)
- (3) 1/3 of visitors @ 10 SF/person.

Division:	<u>ADMINISTRATION/PUBLIC</u>	A
Unit:	<u>Executive Administration</u>	
Sub-Unit:	<u>456 Med/Min</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Executive Administration</u>					
Unit Manager (Day)	1	1	120/Area	120	
Executive Secretary	1	1	160/Area	160	
Unit Manager (Eve.)	1	1	100/Area	100	
Unit Manager (Night)	1	1	100/Area	100	
Files/Storage/Work	-	1	250/Area	250	
Conference	10	1	200/Area	200	
Duplication/Mail Room	1	1	200/Area	200	
TOTAL				1,130	

Adjacency / Special Requirements / Notes

Division: ADMINISTRATION/PUBLIC

Unit: Visitation

Sub-Unit: 456 Med. Min.

A

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Public Visitation</u>					
Public Lobby (reception, information, switchboard)	24	1	10 SF/person Allowance	240	(3)
Sallyport			A.R.	A.R	(1)
Observation Control	1 - 2	1	120/Area	120	
Indoor Visiting	108	1	20/Person	2,160	(2) (4)
Outdoor Visiting			A.R.	A.R	
Children's Play			A.R.	A.R	
Resident Search/Processing	2 - 3	1	100/Area	100	
Vending Machine Area		1	75/Area	75	
TOTAL				2,695	

Adjacency / Special Requirements / Notes

- (1) Visitors and staff pass through sallyport prior to entering visiting area.
- (2) 25% of 144 Med: Residents = 36 + 2 visitors = 108 spaces
- (3) 1/3 of visitors @ 10 SF/person.
- (4) Minimum security visiting in central complex multi-purpose area.

Division:	<u>ADMINISTRATION/PUBLIC</u>	A
Unit:	<u>Executive Administration</u>	
Sub-Unit:	<u>Women's Facility</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Executive Administration</u>					
Unit Manager (Day)	1	1	120/Area	120	
Executive Secretary	1	1	160/Area	160	
Unit Manager (Eve)	1	1	100/Area	100	
Unit Manager (Night)	1	1	100/Area	100	
Files/Storage/Work	-	1	250/Area	250	
Conference	10	1	200/Area	200	
Duplication/Mail Room	1	1	200/Area	200	
TOTAL				1,130	

Adjacency / Special Requirements / Notes

Division: ADMINISTRATION/PUBLIC
 Unit: Visitation
 Sub-Unit: 144 Women

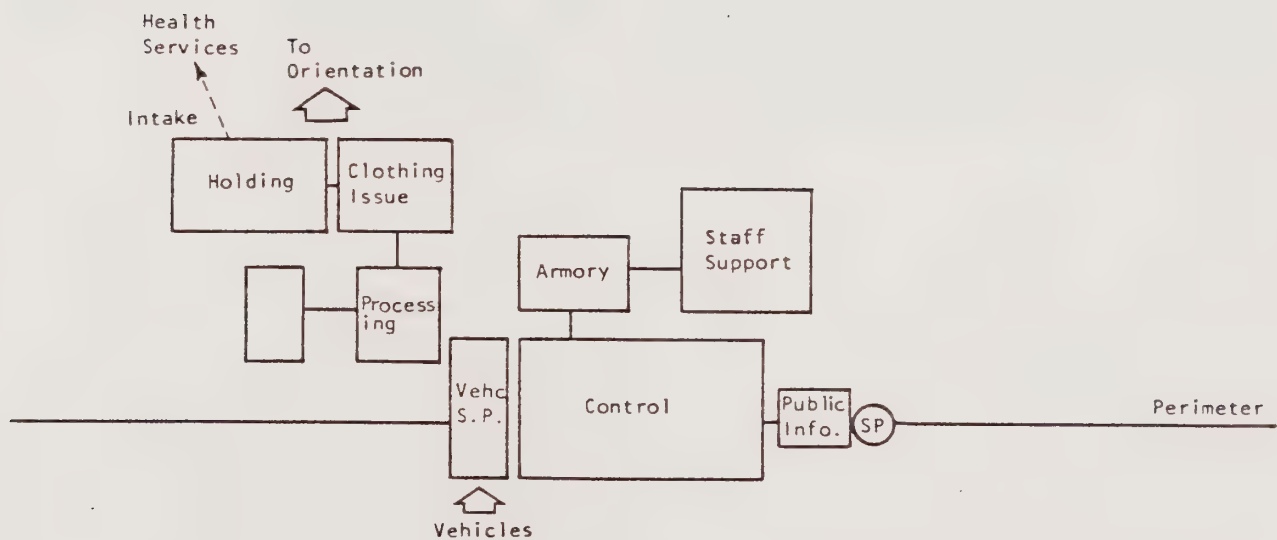
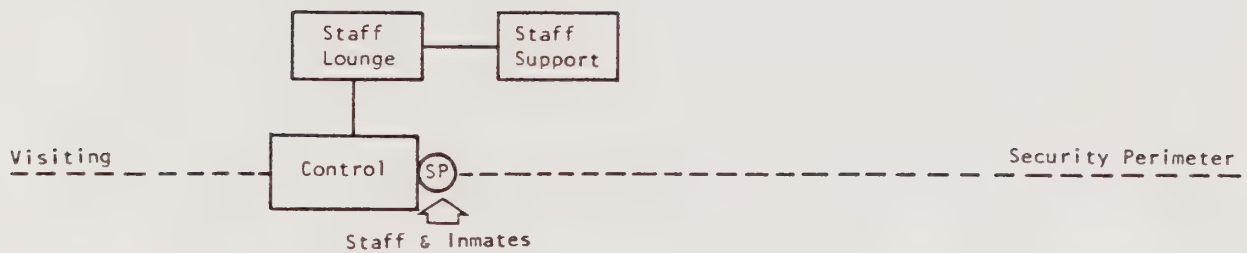
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Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Public Visitation</u>					
Public Lobby (reception, information, switchboard)	48	1	10 SF/person	480	(3)
Sallyport			Allowance		
Observation Control	1 - 2	1	A.R.	A.R	(1)
Indoor Visiting	216	1	120/Area	120	
Outdoor Visiting			20/Person	4320	(2)
Children's Play			A.R.	A.R	
Resident Search/Processing	2 - 3	1	A.R.	A.R	
Vending Machine Area		1	100/Area	100	
			75/Area	75	
TOTAL				5,095	

Adjacency / Special Requirements / Notes

- (1) Visitors and staff pass through sallyport prior to entering visiting area.
- (2) 50% of 144 residents = 72 x 2 visitors = 144 visitors (216 Total)
- (3) 1/3 of visitors @ 10 SF/person.

B. Custody Administration



B Custody
Administration
(Complex)

The Complex Custody Administration Center is the control center and secure receiving center of the Complex. Accordingly, all new residents as well as staff and public entering the Complex are checked through this Center, thus, adjacency to the Complex entrance is required.

The control center is situated with visual access to the entry sally port and any vehicular sally port if required. The control center must be self-contained including toilets and communications components. The armory should be readily accessible from this area and very secure.

Intake requires controlled entry into the facility. This area functions as processing center for reception of new residents, while orientation takes place within the separate facilities.

Staff support is located here as well. A central training area with Universal Gymnasium is situated here for staff use. Additionally, a staff lounge to encourage communication between staff in different facilities is provided for.

Custody
Administration
(Facility)

Facility level Custody Administration is situated at the security perimeter of each facility, adjacent to or near the visiting areas and sally ports. Locker rooms for staff are provided and all internal facility security functions are monitored by this area. In addition, a staff lounge and briefing room is provided to facilitate internal staff communications.

Division:	<u>CUSTODY ADMINISTRATION</u>	B
Unit:	<u>Summary</u>	
Sub-Unit:	<u>Model 2</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Complex				4,760	
Max-Med Facility				1,640	
Med-Min Facility				1,640	
Women's Facility				990	
TOTAL				9,030	

Adjacency / Special Requirements / Notes

Division:	CUSTODY ADMINISTRATION	B
Unit:	Complex Level	
Sub-Unit:		

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Control</u>					
Information Desk	1	1	160/Area	160	
Control Center	2 - 3	1	300/Area	300	
Communication Center	1	1	150/Area	150	
Armory	-	1	150/Area	150	
Sallyport			A.R.	A.R.	
			S.T.	760	
<u>Intake</u>					
Waiting Area/Holding Rooms	15	1	60/Person	900	
Processing Center/Records	1	1	600/Area	600	
I.D. Room	2	1	120/Area	120	
Clothing Issue/Storage	-	1	1000/Area	1,000	
Dressing/Sewing	2 - 3	1	80/Area	80	
			S.T.	2,700	
<u>Staff Support</u>					
Lounge	50	1	20/Person	1,000	
Training Room		1	300/Area	300	
			S.T.	1,300	
TOTAL				4,760	

Adjacency / Special Requirements / Notes

Division: <u>CUSTODY ADMINISTRATION</u>	B
Unit: <u>Facility Level</u>	
Sub-Unit: <u>Model 2</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Control Center	1 - 2	1	150/Area	150	
Communications Center	1	1	100/Area	100	
Lounge/Briefing Room	35	1	350/Area	350	(1)
Lockers	100	1	10/Person	1000	(2)
Showers/Sinks	1	2	20/Area	40	
Toilets			A.R.		
TOTAL				1,640	

Division: <u>CUSTODY ADMINISTRATION</u>	B
Unit: <u>Facility Level</u>	
Sub-Unit: <u>Model 2</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Control Center	1 - 2	1	150/Area	150	
Communications Center	1	1	100/Area	100	
Lounge/Briefing Room	35	1	350/Area	350	(1)
Lockers	100	1	10/Person	1000	(2)
Showers/Sinks	1	2	20/Area	40	
Toilets			A.R.		
TOTAL				1,640	

Adjacency / Special Requirements / Notes

(1) Approximate number of staff per shift.

(2) Approximate number of total facility staff.

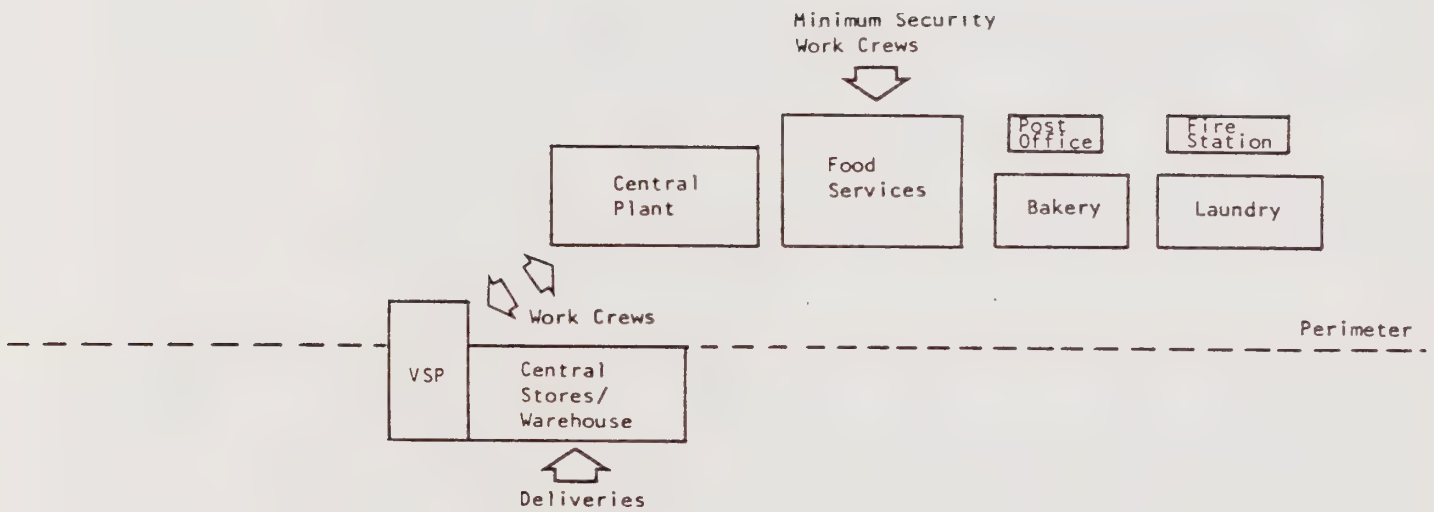
Division: <u>CUSTODY ADMINISTRATION</u>	B
Unit: <u>Women's Facility</u>	
Sub-Unit: _____	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Control Center	1 - 2	1	150/Area	150	
Communications Center	1	1	100/Area	100	
Lounge/Briefing Room	20	1	200/Area	200	(1)
Lockers	50	1	10/Person	500	(2)
Showers/Sinks	1	2	20/Area	40	
Toilets			A.R.		
TOTAL				990	

Adjacency / Special Requirements / Notes

- (1) Approximate number of staff per shift.
- (2) Approximate number of total facility staff.

C. Complex Support Services



C. Support Services	<p>The Complex Support infrastructure of the institutions includes such services as food, laundry, warehouse, central plant, bakery, fire station and post office.</p> <p>Depending upon the selected model, these services can be physically combined with the Minimum Security Facility ("A" Models) or separate ("B" Models). However, with the exception of the Central Stores component, the support services are located within the complex itself.</p> <p>Minimum security inmates will provide the bulk of the labor required to operate these services.</p>
Food Services	<p>The central food services area includes administration, preparation and support for Complex-wide services. In addition, staff dining is located in this area. While preparation occurs here in a central location, resident dining is decentralized and occurs in the facilities near the residential areas.</p>
Laundry	<p>This central facility will handle all non-personal laundry requirements such as linens, blankets, gymnasium clothing, etc. Washers and dryers are located in the housing units for residents' personal clothing.</p>
Warehouse/ Central Stores	<p>Easy access from within the Complex to this area is required, with optional vehicular sally port. This area includes institutional supplies. Additional warehousing for food storage is included in the Food Services Component, but may be combined with this area. Vendors will deliver goods to this area for storage and then staff and inmate crews will break down and ship materials to various locations in the Complex.</p>
Central Plant	<p>All mechanical equipment, shops and maintenance functions for the Complex are centralized in this area.</p>
Bakery	<p>This facility is operated by residents and should be located adjacent to or near the Complex Food Services component.</p>
Fire Station	<p>The fire station facility is located within the Complex perimeter.</p>
Post Office	<p>All Complex and residents' mail is delivered to this area, sorted and brought to the appropriate institutional location.</p>

County
Criteria

An October 25, 1979 letter from Harry Peshon, Chief of Engineering and Architecture to the Consultants listed the following criteria within this area:

1. A new bakery of approximately the same size as Santa Rita's current one should be included.
2. A fire station for the protection of Santa Rita property is to be located within the security compound.

Additional criteria were included in an October 30, 1979 letter from Mr. Peshon to the Consultants:

3. "Major core facilities and utilities systems such as water, sewer, power, food services, storage, warehousing, etc. should be sized to handle a population of 2500 to accommodate inmates, staff, support crews, visitors, medical, etc."
4. Warehousing should be adjacent to but outside the security campus." Vendors would deliver all goods to the warehouse area, where staff and inmate work crews would break deliveries down for storage and reshipment to various locations on the property. Deliveries would be made from the warehouse to kitchen, medical, the agriculture program, maintenance shops, central plant by staff and inmate crews."

Division:	COMPLEX SUPPORT SERVICES	C
Unit:	Summary	
Sub-Unit:		

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
1. Central Kitchen				11,880	23,160 ⁽¹⁾
2. Laundry				3,720	6,920 ⁽¹⁾
3. Central Plant				19,800	37,120 ⁽¹⁾
4. Bakery				5,000	allowance
5. Fire Station				3,375	allowance
6. Post Office				225	allowance
TOTAL				44,000	67,200 ⁽¹⁾

Adjacency / Special Requirements / Notes

(1) Option based on Maximizing Complex Support capacity

Division:	COMPLEX SUPPORT SERVICES	C
Unit:	Food Services	
Sub-Unit:		

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Central Kitchen</u>					
Food Preparation		1	10,000/allow.	10,000	20,000 ⁽¹⁾
Staff Lockers		1	250/allow.	250	500
Staff Dining	50	1	15/person	750	1,500
					22,000
<u>Food Services Supervision</u>				11,000	
Director	1	1	140/person	140	140
Supervisor	2	1	160/area	160	160
Clerks	1	1	80/area	80	80
Records	-	1	40/area	40	40
					420
<u>Receiving</u>				420	
Receiving		1	320/area	320	600
Stores Keeper			140/area	140	140
					740
				460	
				11,880	23,160 ⁽¹⁾

Adjacency / Special Requirements / Notes

(1) Option based on Maximizing Complex Support capacity

Food to be centrally prepared and brought by carts to local dining centers. This provides for a more secure and efficient process of serving meals to inmates than the traditional centralized "mess hall".

Division:	CENTRAL SUPPORT SERVICES	C
Unit:	Central Plant/Shops	
Sub-Unit:		

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Central Plant/Shops</u>					
Mechanical Equipment				10,000	20,000
Plumbing Shop				480	480
Electrical Shop				320	320
Carpenter Shop				800	800
Heating & Refridg.				320	320
Welding Shop				320	320
Grounds Keeping Shop				480	800
Toilets				A.R	A.R
			S.T.	13,600	23,920 ⁽²⁾
<u>Maintenance Supervision</u>					
Maintenance Supervisor	1	1	160/Person	160	160
Clerical Area	2	1	80/Person	160	160
Equipment Supervisor	2	1	120/Area	120	120
Drafting/Plan Files	2	1	400/Area	400	400
Lockers/Dressing	Varies	1	360/Area	360	360
			S.T.	1,200	1,200
Loading Dock/Central Stores				5,000	(1) 12,000 ⁽²⁾
TOTAL				19,800	37,120

Adjacency / Special Requirements / Notes

- (1) Per County correspondence of 10/30/79, this area should be adjacent to but outside the security area. Vendors will deliver goods to this area with staff and inmates transporting materials to the appropriate institutional locations.
- (2) Option based on Maximizing Complex Support capacity.

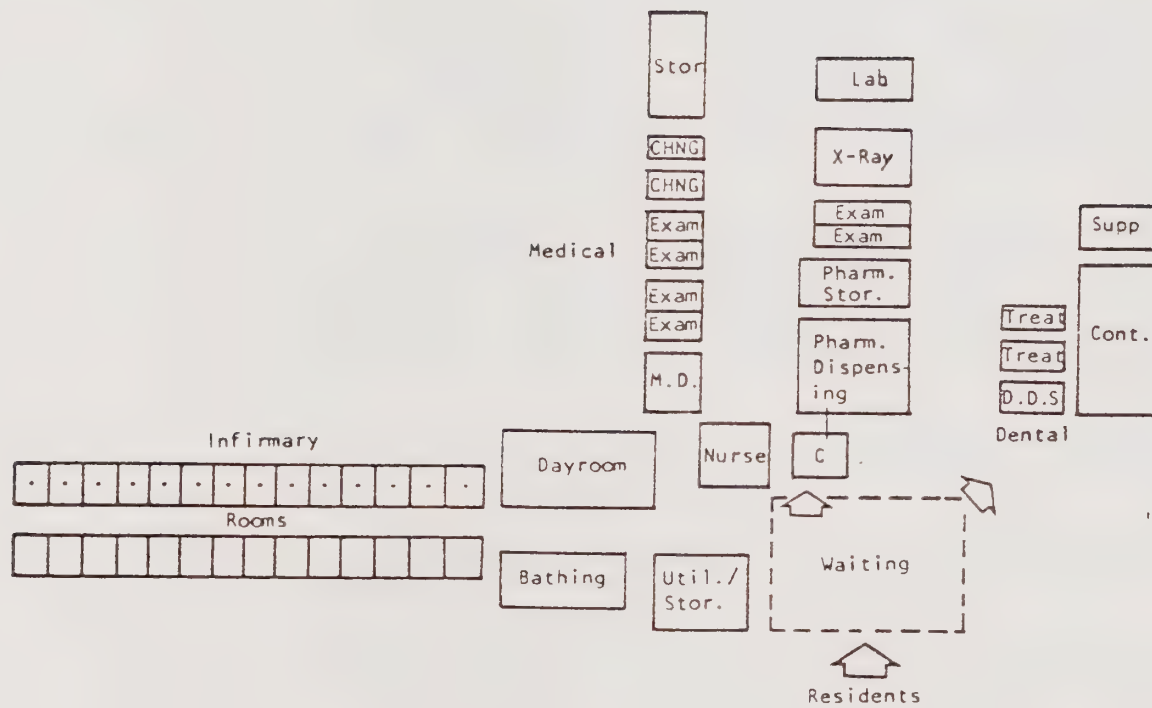
Division:	<u>COMPLEX SUPPORT SERVICES</u>	C
Unit:	<u>Laundry</u>	
Sub-Unit:	<u></u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Laundry</u>					
Receiving		1	400	400	800
Machine Room		1	1,600	1,600	3,000
Mend/Press		1	800	800	1,000
Storage/Issue		1	800	800	2,000
Laundry Director		1	120	120	120
				3,720	6,920 ⁽¹⁾
				3,720	6,920 ⁽¹⁾

Adjacency / Special Requirements / Notes

(1) Option based on Maximizing Complex Support capacity

D. Health Services



D Health
Services

The Health Services component is divided into four primary areas: (1) Clinic; (2) Pharmacy; (3) Dental; and (4) Infirmary. Located near the Complex Services facilities and staffed under a contract with the community physicians, the health needs of Santa Rita residents are provided for on both a centralized and decentralized basis. Specifically, sick call will occur at the residential level while dental, pharmaceutical, and more intensive treatment is provided at the Complex Level. A 24-bed infirmary for more serious problems not requiring hospital care at Highland General Hospital, is provided for as well.

In addition, while it is not included in this section of the program, a Psychiatric module of 48 beds is included in the Medium Security housing area. This "soft jail" is intended to provide for better treatment, observation and control of mentally ill inmates.

The architectural program for the Health Services component is based, in large part, on a June 12, 1979 memorandum from County Administrator Mel Hing to the Board of Supervisors. Due to the comprehensive nature of that correspondence, we have merely included the County's requirements to describe the component areas.

Clinic

Physical area large enough to do intake medical evaluation of all incoming male and female inmates. The area should include:

- A. Controlled waiting area to house 100 inmates and females on a daily basis.
- B. Examination rooms with provision for gynecological examination.
- C. Limited on-site laboratory facilities.
- D. Limited on-site radiological facilities.
- E. Area for appropriate on-site special examination such as EKG, EEG, etc.

Clinic Area (1 above would be a part of this). Provision for diagnosis, primary care and limited on-site medical treatment of female and male inmates on a sick-call basis. In addition to

items in I above, the following needs should be met:

- A. Medical record storage and retrieval space utilizing computer tie-in with other County hospitals and other jail medical facilities.
- B. Clerical space.
- C. Office space - clinic administrators and doctors.
- D. Area for nurse charting activities.
- E. Medical supply storage area.

Pharmacy

Pharmacy would be based upon the unit dosage concept to insure proper use and to limit use of drugs as a barter item. Facilities should include:

- A. Storage area for bulk pharmacy items.
- B. Provision for locked, secure area for controlled substance, narcotics, etc.
- C. Special provision for on-site federal approved Methadone Program including federal approved safe and alarm security system.
- D. Waiting area for dispensing of prescribed drugs to ambulatory inmates both male and female.

Infirmery

Infirmery for Males and Females:

- A. Single bedrooms for 20 males and 5 females.
- B. Rooms must be capable of caring for infectious conditions such as hepatitis, other communicable diseases, severe respiratory problems, i.e., pneumonia, etc.
- C. Provision for administering medically prescribed diets including area for food cart storage.

Dental

Dental Operatory:

- A. Two-chair unit completely equipped.
- B. Waiting area for male and female inmates.
- C. X-ray capability to do full mouth x-rays by a high speed film processor.
- D. Supply area for dental supplies.

Division: <u>COMPLEX</u>	D
Unit: <u>Health Services</u>	
Sub-Unit: <u>Clinic/Pharmacy</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
D1. Clinic and Exam Area					
Clinic Administrative Off.		1	@100	100	
Exam Rooms	2	9	100	900	6 male, 3 female
Lab Facilities	1	1	180	180	
X-Ray Suite	2	1	300	300	incl. dental
Doctor's Offices	1	2	@100	200	processing
Changing Rooms w/Toilets	1	2	50	100	darkroom
Medical Records Storage		1	500	500	
Clerical Space		1	40/Area	40	
Nurse Charting	2	1	100	100	adjoins infirm.
Waiting Area - Inmates	20	1	15/Person	300	
Medical Supply Storage		1	240SF	240	
Medical Storage (Female)		1	100	100	adj. to female exam rooms
			S.T.	3,060	
D2. Pharmacy					
Storage Bulk Items		1	200	200	
Secure Storage (narc., etc)		1	200	200	
Methodone Program	2	1	240	240	
Waiting Area - Ambulatory Dispensing	6 - 8	1	120	120	
				760	
				3,820	

Adjacency / Special Requirements / Notes

D1. Medical exams for all incoming M & F residents

D2. Provisions for diagnosis, primary care & limited on site medical treatment.

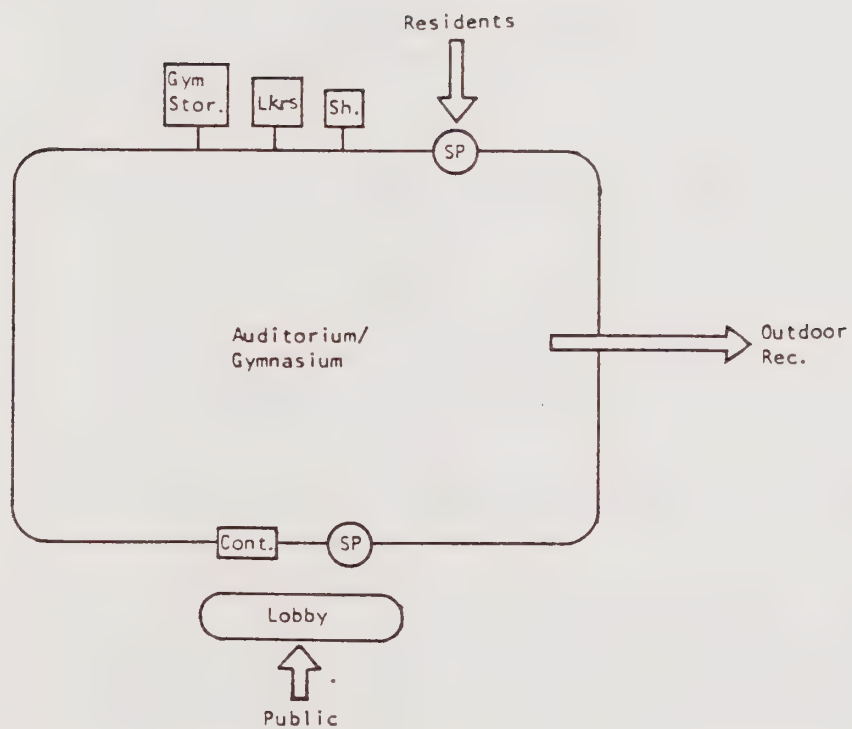
Division:	<u>COMPLEX</u>	D
Unit:	<u>Med. Health Services</u>	
Sub-Unit:	<u>Dental</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Dentist's Office	1	1	100	100	
Conference	10	1	250	250	shared w/medical
Treatment Rooms	2 - 3	2	100/area	220	
Waiting Area	3 - 4	1	20/person	70	
Supply & Duplicating		1	60/area	<u>70</u>	shared w/medical
				710	

Adjacency / Special Requirements / Notes

Division:	COMPLEX	D
Unit:	Health Services	
Sub-Unit:	Infirmery	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
F5. Infirmary					
Patient Rooms	1	24	100/room	2,400	
Visiting	12	1	350 SF	350	
Day Room	24	1	840	840	
Tub Room	1 - 2	3	35/room	105	
Storage		1	100 SF	100	
				3,795	



E Multipurpose
Auditorium

Adjacent to the Complex Support area, is a Multipurpose Auditorium/Recreation Center. Among the components and/or activities that can be located in this building are:

- A theatre for movies
- Live stage shows
- Indoor basketball games
- Minimum security visiting
- Religious services
- Major meetings

The facilities programmed include a full-size gymnasium, lockers and showers for visiting athletic teams or performing groups, search areas for residents and visitors, control area, public lobby, storage and stage.

The gymnasium can easily accomodate open visiting for 500 persons (visitors and residents included) as well as an equal number of residents for various types of events.

Outdoor
Recreation

Adjacent to the Complex Support is an outdoor recreation area. Primarily for the minimum security classification, but allowing for possible access of other groups, track, baseball, football, soccer, handball, basketball and volleyball can easily be accomodated.

All other security groups will have at a minimum, basketball/volleyball courts, handball and outdoor fixed apparatus for their recreational needs.

County
Criteria

In considering indoor and outdoor recreation, the Consultants drew information primarily from a March 7, 1979 Memorandum from County Administrator Mel Hing to the County Board of Supervisors. Among the recommendations included in that correspondence were:

1. Provision for a 500-seat theatre.
2. All outdoor recreational facilities be decentralized with the exception of a multipurpose track-baseball-football-soccer facility to be located in the minimum security area.

Division: <u>MULTIPURPOSE/AUDITORIUM/VISIT.</u>	E
Unit: <u>Complex Support</u>	
Sub-Unit: _____	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Public Lobby	100	1	10/person	1,000	
Observation/Control	1-2	1	120/area	120	
Visiting Area/Gymnasium	500		10,000/area 20 sf/500 pers.	10,000	(1) (3)
Resident Search/Processing	2-3	1	100/area	100	
Visitor Search		1	100/area	100	Metal detector
Lockers	25	1	10/person	250	(2)
Showers/Sinks		1	200/area	200	
Storage		1	500/area	500	
Stage		1	500/area	500	
TOTAL				12,770	

Adjacency / Special Requirements / Notes

- (1) Open visiting for up to 500 persons (visitors + residents included)
- (2) Lockers and shower facilities for visiting teams or performing groups.
- (3) Minimum security residents will have open visiting here.

6.2 Residential The program divides the complex into three distinct residential facilities:

1. 384 Maximum-Medium Facility
2. 456 Medium-Minimum Facility
3. 144 Bed Women's Facility

Essentially, each facility is divided into 48 bed modules. Minimum Security modules consist of four 12 bed dormitory arrangements, a shared bathroom, counseling room, laundry, multipurpose/TV room, dayroom, storage and access to a local sick call area. Medium Security modules, consist of twelve 4 bed dormitories with plumbing chases (no fixtures) included. Each medium dormitory can readily be converted into four single rooms, each with toilet and sink, if required by court mandates, standards compliance, etc. Minimum areas can also be converted into single rooms, however, due to lesser security requirements, would still use shared bath/shower facilities.

Maximum Security and Protective Custody modules, are all single room units. Due to the limited mobility allowed to these residents, slightly more program space is provided within the residential component. Televisions are provided within the residents' rooms with the idea being that a sense of ownership may reduce potential vandalism. If required, education classes can be held in a multipurpose/classroom without interfering with dayroom activities.

Dining is provided in close proximity to the residential modules. Maximum and Medium Security residents eat in groups of 48 while minimum security residents dine 96 at a time.

Maximum/
Medium
Facility

This facility consists of five 48 single room modules; one 24 single room module and two 48 resident/4-bed dormitory module in addition to a 24 single room protective custody module. Six 48 person dining areas are provided.

Medium/
Minimum
Facility

Six 48 resident/12-bed dormitories; two 48 resident/4-bed dormitory modules; one 48 single room module and one 24 single room module are provided within this facility. Three 96 resident dining; three 48 resident dining and one 24 resident dining areas are included as well.

Women's Facility	The 144 Female residents are housed in 72 single rooms (one 48 bed module, one 24 bed module, one 48 resident/4-bed dormitory, and one 24 resident/4-bed modules. These residents dine in three 48 person areas.
County Criteria	The breakdown of single rooms, four and twelve bed dormitories, as well as the overall distribution of maximum, medium and minimum security was arrived at over the course of the project through discussions between the County and its Consultants.
Needs of Handicapped Inmates	To provide for the special needs of handicapped inmates, one living unit of 24 beds will have the capability to have these persons. They will have the opportunity to benefit from all programs and activities offered in both the facility itself and the shared complex areas.

Division:	<u>RESIDENTIAL</u>	F
Unit:	<u>Summary</u>	
Sub-Unit:	<u>Model 2</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Maximum/Medium Facility</u>					
1. Single Room Units	48	5½	6,635	36,492	(1)
2. Protective Custody	24	1	4,395	4,395	
3. 4 Person Dormitory Units	48	2	6,365	12,730	
4. Dining	48	6	820	4,920	
			S.T.	58,537	
<u>Medium/Minimum Facility</u>					
1. 4 Person Dormitory Units	48	2	6,365	12,730	(2) (1 is psych)
2. Single Room Units	48	1½	6,635	9,952	
3. 12 Person Dormitory Units	48	6	6,365	38,190	
4. Dining	96	3	1,615	4,845	
	48	3	820	2,460	
	24	1	410	410	
			S.T.	68,587	
<u>Women's Facility</u>					
1. 4 Person Dormitory Units	48	1½	6,365	9,547	(3)
2. Single Room Housing	48	1½	6,635	9,952	
3. Dining	48	3	@ 820	2,460	
			S.T.	21,959	
TOTAL				149,083	

Adjacency / Special Requirements / Notes

Residential Summary

(1)	264 inmates in single rooms	432 inmates in single rooms
	24 inmates in Protective Custody single rooms	264 inmates in 4 person dormitories
	96 inmates in 4 person dormitories	288 inmates in 12 person dormitories
		24 bed infirmary (single rooms)
		1,008
(2)	72 inmates in single rooms	
	96 inmates in 4 person dormitories (48 in Psych Unit)	15,095 sf for dining
	288 inmates in 12 person dormitories	
(3)	72 inmates in single rooms	
	72 inmates in 4 person dormitories	

Division:	<u>RESIDENTIAL</u>	F
Unit:	<u>Single Room Units</u>	
Sub-Unit:	<u>48 Bed Unit</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Residential Rooms Shower/Drying	48	1 4	80/room 20/area	3,840 <u>80</u> 3,920	(1)
Counseling	1 - 3	2	100/area	200	(2)
Laundry	-	1	25/area	25	
Multipurpose/Classroom	12	1	360/area	360	
Dayroom	48	1	35/person	1,680	
Storage				40	
Learning Lab/Listening Room	1	2	50/area	100	(3) (4)
Control	1	1	80/area	80	
Janitors Closet	-	1	20/area	20	
Hobby Area	-	1	100/area	100	
Local Sick Call		1/2	120/area	60	
TOTAL				6,635	

Adjacency / Special Requirements / Notes

- (1) Televisions in rooms
- (2) Limited active indoor recreation can occur here as well., i.e. weight lifting
- (3) Two 48 person units will share one 120 SF sick call area.
- (4) Includes one exam room with toilet and storage adjacent, per 10/30/79 County correspondence.

Division:	RESIDENTIAL	F
Unit:	4 Person Dorms	
Sub-Unit:	48 Bed Unit	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Dormitories	4	12	320/area (80/person)	3,840	(1)
Shower/Drying/Toilets		1	200/area	200	(2)
Counseling Room	1 - 3	1	100/area	100	
Laundry	-	1	25/area	25	
Multipurpose/TV	12	1	360/area	360	
Dayroom	48	1	35/person	1,680	
Storage		1	40/area	40	
Janitor's Closet	-	1	20/area	20	
Control	$\frac{1}{2}$	$\frac{1}{2}$	80/area	40	(3)
Local Sick Call		$\frac{1}{2}$	120/area	60	(4) (5)
TOTAL				6,365	

Adjacency / Special Requirements / Notes

- (1) Each dormitory can readily be converted to 4 single rooms, each with toilet and sink, if required. Plumbing chase, but not fixtures will be provided here.
- (2) 1 shower/12 residents
- (3) One control station observes two 48 resident areas.
- (4) Two 48 person units share one sick call area.
- (5) Includes one exam room with toilet and storage adjacent per 10/30/79 County correspondence.

Division:	<u>RESIDENTIAL</u>	F
Unit:	<u>12 Person Dorms</u>	
Sub-Unit:	<u>48 Bed Unit</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Dormitories	12	4	960/area (80/person)	3,840	(1)
Shower/Drying/Toilets		1	200/area	200	(2)
Counseling Room	1 - 3	1	100/area	100	
Laundry	-	1	25/area	25	
Multipurpose/TV	12	1	360/area	360	
Dayroom	48	1	35/person	1,680	
Storage		1	40/area	40	
Janitor's Closet	-	1	20/area	20	
Control	$\frac{1}{2}$	$\frac{1}{2}$	80/area	40	(3)
Local Sick Call	$\frac{1}{2}$	$\frac{1}{2}$	120/area	60	(4) (5)
TOTAL				6,365	

Adjacency / Special Requirements / Notes

- (1) Each dormitory can be readily converted to 12 single rooms if required.
- (2) 1 shower/12 residents
- (3) 1 control station observes two 48 resident areas
- (4) Two 48 person units share one sick call area.
- (5) Includes one exam room with toilet and storage adjacent per 10/30/79 County correspondence.

Division:	<u>RESIDENTIAL</u>	F
Unit:	<u>Protective Custody</u>	
Sub-Unit:	<u>24 Bed Unit</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Residential Rooms	24	1	80/room	1,920	(1)
Shower/Drying		2	20/area	<u>40</u>	
				1,960	
Counseling	1 - 3	2	100/area	200	
Laundry	-	1	25/area	25	
Multipurpose/Classroom	12	1	360/area	400	(2)
Dayroom	24	1	35/person	840	
Storage		1	40/area	40	
Learning Lab/Listening Room	1	1	50/area	50	
Control	1	1	80/area	80	
Janitor's Closet	-	1	20/area	20	
Hobby Area	-	1	100/area	100	
Local Sick Call		1	80/area	80	
Indoor Recreation (Active)		1		600	
TOTAL				4,395	

Adjacency / Special Requirements / Notes

(1) Televisions in rooms

(2) Limited active indoor recreation can occur here as well. i.e., weight lifting

Division:	<u>RESIDENTIAL</u>	F
Unit:	<u>Dining</u>	
Sub-Unit:	<u>Summary</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>96 Person Dining</u>					
Dining Area	96	1	15/person	1,440	
Storage/Pantry		1	175/area	175	
			S.T.	1,615	
<u>48 Person Dining</u>					
Dining Area	48	1	15/person	720	
Storage/Pantry		1	100/area	100	
			S.T.	820	1 area serves 2 units in 2 shifts
<u>24 Person Dining</u>					
Dining Area	24	1	15/person	360	
Pantry/Dining Storage			50/area	50	
				410	

Adjacency / Special Requirements / Notes

G. Program Services

Program Services Per the County's recommendations, flexibility, to accomodate changing program priorities requiriements and philosophies has been the primary consideration in allocating spaces. With correctional philosophy and corresponding "rehabilitation" programs shifting every few years as a reflection of community sentiment, budget allocations and the current research, to lock the new Santa Rita facility into spaces designed for specific programs does not appear to be in the best interest of this planning venture.

Included at the Complex level are the following program areas:

- Central Inmate Services Office
- Probation Offices
- Volunteer Offices
- Central Library including recreational and legal volumes as well as an audio-visual production and distribution area.
- Multipurpose classrooms near the maintenance shops of sufficient size to accomodate industrial and vocational programs in addition to academic classes.

At the Facility Level, the following areas are situated:

- Classrooms, to accomodate academic and limited vocational or industrial programs
- Teachers preparation areas
- Satellite Inmate Services Offices
- Barbershops
- Commissary
- Chaplain's offices

Cognizant of the short-term nature of the Santa Rita population, the square footage determinants for the aforementioned program areas will efficiently accomodate the limited numbers and scope of programs to be offered to the inmates.

County Requirements Per correspondence of February 15, June 12 and October 30, 1979 - the consultants were requested to provide for the following:

1. Ten multipurpose classrooms
2. Classrooms designed to accomodate either academic or industrial type instruction and activities.
3. Legal and recreation library facilities. A main library of 4000 square feet with access available to Medium/Minimum and minimum security inmates.

-
-
4. Extensive use of audio-visual materials
 5. Offices for Probation Services

note: health care, recreation, visiting and counseling are
addressed in other sections of the architectural program.

Division:	<u>PROGRAM SERVICES</u>	G
Unit:	<u>Summary</u>	
Sub-Unit:	<u>Model 2</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Complex Program Support Center				13,800	
Max-Med Program Resource Center				5,945	
Med-Min Program Resource Center				5,545	
Women's Program Resource Center				5,005	
TOTAL				30,295	

Adjacency / Special Requirements / Notes

Division:	<u>PROGRAM SUPPORT CENTER</u>	G
Unit	<u>Complex</u>	
Sub-Unit:	<u> </u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
<u>Inmate Services Office</u>					(2)
Director	1 + 3 V	1	120/Area	120	
Secretary	1 + 2 V	1	100/Area	100	
Conference Meeting	10	1	200/Room	200	
Counsel/Test Rms Storage	2 - 3	2	100/Room + 20	220	
Records/Storage/Work	1 - 2		200/Area	200	
<u>Probation Services</u>					
Offices	1 +	3	120/Area	360	
Sec/Clerk	1 +	1	100	100	
Computer Terminal	-	1	40	40	
Records & Storage	-	1	100	100	
<u>Volunteer Services</u>					
Offices	2 - 3	3	120/Area	360	e.g. Friends outside
<u>Library (Central)</u>					
Library (Central rec + law)			4000	4,000	(3)
A/V Production Distribution/Storage Unit			2000/Area	2,000	(1)
<u>Multipurpose Classrooms</u>					
Classrooms/Shops	20	3	100/Person	6,000	adjacent to maintenance shops
TOTAL				13,800	

Adjacency / Special Requirements / Notes

(1) Possible for inmate vocation or industry.

(2) Coordinates program, recreation, etc. for complex.

(3) Central Library for Medium/Minimum and Minimum residents per 10/30/79 County correspondence.

Division:	<u>PROGRAM RESOURCE CENTER</u>	G
Unit:	<u>Max-Med</u>	
Sub-Unit:	<u>Model 2</u>	

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Classrooms Classroom (multipurpose)	20	2	80/Person	3,200	
Offices Teacher Prep.	1	2	140/Person Incl. storage	280	
Support Storage Toilets	-	1	750 As Required	750 A.R.	
Satellite Inmate Services Office	1 + 1	1	120	120	(1)
Auxilliary Services Barbershop	3+	1	175	175	
Commissary		1	1300	1,300	
Chaplain's Office	2+	1	120	120	
				<u>1,595</u>	
SUBTOTAL				5,945	

Adjacency / Special Requirements / Notes

(1) Coordinates program, recreation, etc. for facility

Division: PROGRAM RESOURCE CENTER
 Unit: Med-Min
 Sub-Unit: Model 2

G

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Classrooms Classroom (multipurpose)	20	3	@35/Person	2,100	
Offices Teacher Prep.	1	2	@140/Person Incl. storage	280	
Support Storage Toilets	-	1	750 As Required	750 A.R	
Satellite Inmate Services Office	1 + 1	1	120	120	(1)
Auxilliary Services Barbershop	3+	1	175	175	
Commissary		1	2000	2,000	(2)
Chaplain's Office	1 + 1	1	120	120	
				<u>2,295</u>	
SUBTOTAL				5,545	

Adjacency / Special Requirements / Notes

- (1) Coordinates program, recreation, etc. for facility
- (2) Included here is a grill, run by inmates in conjunction with commissary. Hamburgers, hotdogs, etc. can be offered with vocational training as short order cook and counterperson being the intent.

Division:	PROGRAM RESOURCE CENTER	G
Unit:	Women (144)	
Sub-Unit:		

Area Description	Persons Per Area	No. of Areas	Space Standards	Net S.F.	Notes
Library		1	300	300	
Classrooms					
Classrooms/Multipurpose	20	1	@80/Person	3,200	divisible
Shops					
Vocational/Production	20	1	@100/person	1,000	
Offices					
Teacher Prep.	1	3	@80	240	
Support					
Storage			500	500	
Toilets			As Required	A.R.	
				-	
Satellite Inmate Services Office	1 + 1	1	120	120	(1)
Auxilliary Services					
Barbershop	2+	1	125	125	
Commissary		1	400 allow	400	
Chaplain's Office	1+	1	120	120	
				<u>645</u>	
SUBTOTAL				5,005	

Adjacency / Special Requirements / Notes

Program Assumptions

- (1) Satellite inmate services offices coordinates programs, recreation, etc. for this facility

Minimal Model The Model 2 minimal staffing analysis shows the following numbers of positions:

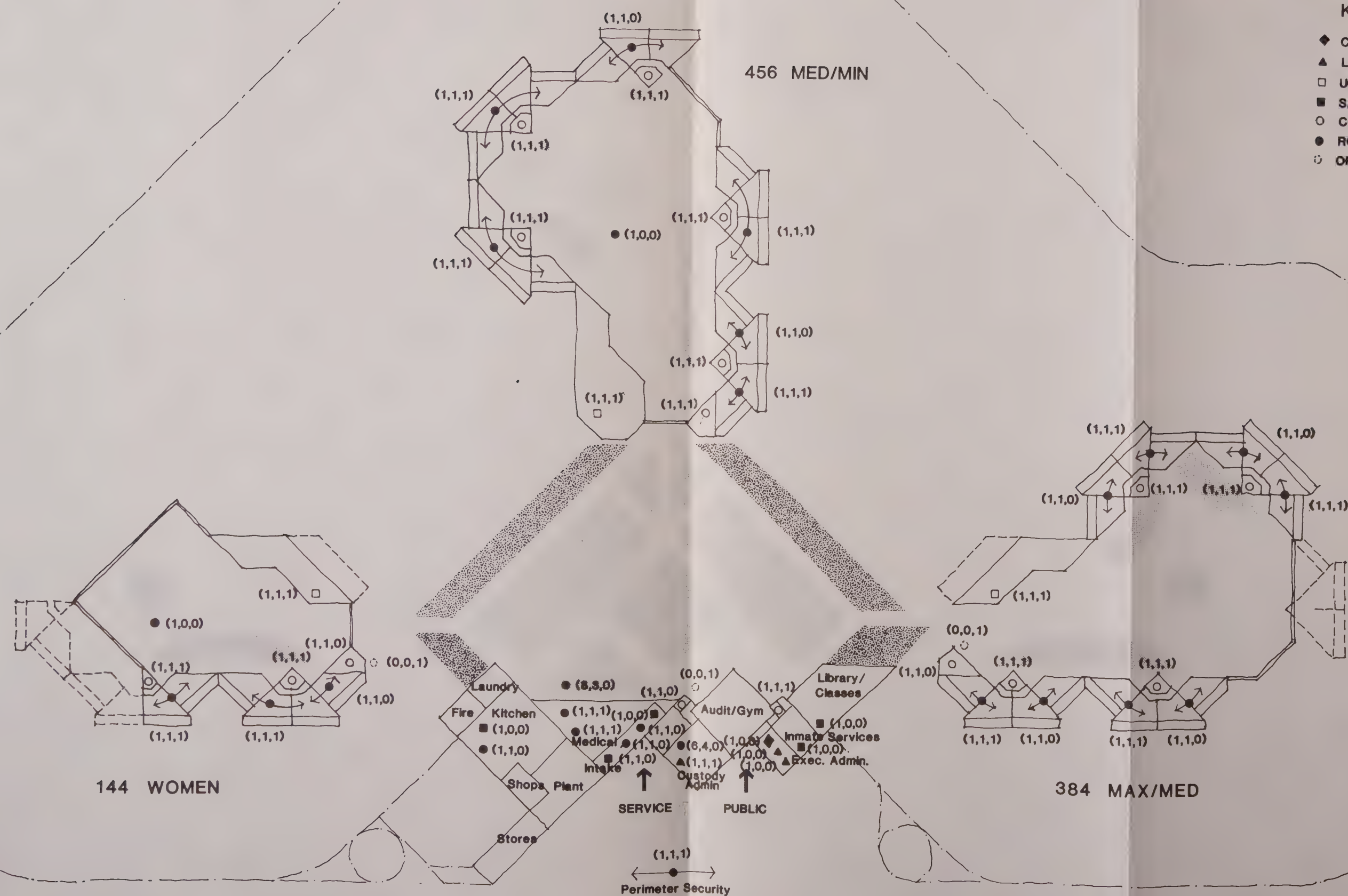
- 225 Badge Personnel (F.T.E.)
- 49 Civilian Personnel
- 274 Total Staff

As in Model 1, these figures represent the absolute minimum number of staff required to operate the complex in a safe, secure and efficient manner. Again, teachers, counselors, and medical staff are not included in the above figures although the latter is figures into the operating cost estimate in Section 9.2.

Although Model 2 represents a more compact complex design, staff economies are not achieved and in fact, a higher complement is required. This is largely the result of the decreased flexibility in classification due to one less facility. The greater mixing of security classification in Model 2 leads to increased staffing requirements to protect both inmates and staff alike.

Optimal Model VBN/Gruzen, as in Model 1, recommends an "optimal" staffing pattern for Santa Rita. In this model it is recommended that an additional 4 (FTE) positions be included to bring the staff to a more ideal level.

STAFFING ANALYSIS MODEL 2



MINIMAL MODEL 2 STAFFINGSUMMARY

AREA/POSITION	RANK	DAY	EVE	NIGHT	TOTAL	FTE	TOTAL
<u>EXECUTIVE ADMINISTRATION</u>							
Commanding Officer	Capt.	1	0	0	1	1.0	1.0
Executive Officer	Lt.	1	0	0	1	1.0	1.0
Operations Officer	Lt.	1	0	0	1	1.0	1.0
Watch Commander	Lt.	1	1	1	3	1.6	4.8
		<u>4</u>	<u>1</u>	<u>1</u>	<u>6</u>		<u>7.8</u>
<u>INSTITUTIONAL CONTROL</u>							
Service Control	Dep.	1	1	0	2	1.6	3.2
Public Control	Dep.	1	1	1	3	1.6	4.8
Perimeter Control	Dep.	1	1	1	3	1.6	4.8
Complex Security	Dep.	6	4	0	10	1.6	16.0
		<u>9</u>	<u>7</u>	<u>2</u>	<u>18</u>		<u>28.8</u>
<u>COMPLEX SUPPORT</u>							
Classification Director	Sgt.	1	0	0	1	1.0	1.0
Intake Director	Sgt.	1	1	0	2	1.6	3.2
Intake Officer	Dep.	1	1	0	2	1.6	3.2
Intake Officer	Dep.	1	1	0	2	1.6	3.2
Infirmary Officer	Dep.	1	1	1	3	1.6	4.8
Infirmary Officer	Dep.	1	1	1	3	1.6	4.8
Mess Hall Director	Sgt.	1	0	0	1	1.6	1.6
Mess Hall Officer	Dep.	1	1	0	2	1.6	3.2
Projects Director	Sgt.	1	0	0	1	1.0	1.0
Projects Officer	Dep.	8	3	0	11	1.0	11.0
Inmate Services Director	Sgt.	1	0	0	1	1.0	1.0
		<u>18</u>	<u>9</u>	<u>2</u>	<u>29</u>		<u>38.0</u>
<u>MAXIMUM/MEDIUM FACILITY</u>							
Unit Manager	Sgt.	1	1	1	3	1.6	4.8
Front Gate Officer	Dep.	1	1	0	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	0	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	0	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	0	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	54.4
Housing Rover	Dep.	1	1	0	3	1.6	3.2
		<u>14</u>	<u>14</u>	<u>9</u>	<u>37</u>		<u>59.2</u>

MINIMAL MODEL 2 STAFFINGSUMMARY (cont'd)

AREA/POSITION	RANK	DAY	EVE	NIGHT	TOTAL	FTE	TOTAL
<u>MEDIUM/MINIMUM FACILITY</u>							
Unit Manager	Sgt.	1	1	1	3	1.6	4.8
Front Gate Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	0	2	1.6	3.2
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	0	2	1.6	3.2
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Recreation Officer	Dep.	1	0	0	1	1.0	1.0
		<u>14</u>	<u>13</u>	<u>11</u>	<u>38</u>		<u>60.2</u>

WOMEN'S FACILITY

Unit Manager	Sgt.	1	1	1	3	1.6	4.8
Front Gate	Dep.	1	1	0	2	1.6	3.2
Control Officer	Dep.	1	1	1	3	1.6	4.8
Control Officer	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	1	3	1.6	4.8
Housing Rover	Dep.	1	1	0	2	1.6	3.2
Recreation Officer	Dep.	1	0	0	1	1.0	1.0
		<u>8</u>	<u>7</u>	<u>5</u>	<u>20</u>		<u>31.4</u>

Total Badge Staff	67	51	30	148		225.4
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Captain	-	1.0
Lieutenants	-	6.8
Sargeants	-	22.2
Deputies	-	<u>195.4</u>
		225.4

6.3 CIVILIAN STAFFING SUMMARY

<u>AREA/POSITION</u>		<u>ANNUAL SALARY</u>
<u>HEADQUARTERS</u>		
2	Clerk II @ 11,771	11,771
1	Payroll Record Clerk @ 12,826	12,826
1	Secretary II @ 15,767	15,767
1	Chaplain @ 21,312	21,312
5		<u>\$61,676</u>
<u>INMATE SERVICE</u>		
1	Clerk II @ 11,771	\$11,771
<u>INTAKE/CLASSIFICATION</u>		
1	Clerk II @ 11,771	\$11,771
4	Sheriff Clerks @ 13,433	53,732
1	Account Clerk I @ 11,907	11,907
6		<u>\$77,410</u>
<u>MAIL/COMMISSARY</u>		
3	Sheriff Clerks @ 13,433	\$40,299
<u>FOOD SERVICES</u>		
1	Supply Clerk II @ 13,745	\$13,745
5	Cooks @ 13,628	68,140
3	First Cooks @ 14,880	44,640
2	Bakers @ 14,488	28,976
1	Supervising Baker @ 14,488	14,488
1	Butcher @ 15,427	15,427
13		<u>\$185,416</u>

6.3 CIVILIAN STAFFING SUMMARY

<u>AREA/POSITION</u>		<u>ANNUAL SALARY</u>
<u>PROJECTS UNIT</u>		
1	Duplic. Equip Operator @ 13,920	\$13,920
1	Hog Farmer @ 14,668	14,668
1	Truck Farmer @ 16,128	16,128
1	Truck Driver @ 17,894	17,894
4		<u>\$62,610</u>

<u>MAINTENANCE</u>		
1	Laundry Supervisor @ 14,328	\$14,328
2	Building Maint. Worker I @ 19,000	38,000
1	Building Maint. WorkerII @ 21,942	21,942
1	Carpenter @ 23,568	23,568
1	Carpenter Sup. @ 25,862	25,862
1	Electrician @ 23,904	23,904
2	Building Equip. Maint. Worker @	18,791
4	Stationery Engineers @ 22,212	88,848
1	Sup. Maint. Engineer @ 29,844	29,844
14		<u>\$285,087</u>

<u>BUDGET AND SUPPLY UNIT</u>		
1	Asst. Staff Analyst II	\$22,650
1	Storekeeper I	15,446
1	Supply Clerk II	13,745
3		<u>\$51,841</u>

SUMMARY OF CIVILIAN STAFFING

1.	Headquarters	5	\$61,676
2.	Inmate Services	1	11,771
3.	Intake/Classif.	6	77,410
4.	Mail/Commissary	3	40,299
5.	Food Services	13	185,416
6.	Projects Unit	4	62,610
7.	Maintenance Unit	14	285,087
8	Budget and Supply	3	51,841
		<u>49</u>	<u>\$776,110</u>

6.3 CIVILIAN STAFFING SUMMARY

Salary Saving @ 6.69%	<u>-(51,921)</u>
	724,189
Differentials @ 2.1%	<u>+ 15,208</u>
Net Salary and Wages	739,397
Overtime @ 10.8%	<u>+ 78,212</u>
Benefits @ 29%	<u>+210,015</u>
	\$1,027,624



SET BACK ZONE FROM
AIR-PHOTO LINECTIN

LEGEND

- CDA** CLEAR LAKE CLAY (VERY PLASTIC)
- DSD** DIABLO CLAY (VERY PLASTIC)
- DVC** DIABLO CLAY, VERY DEEP (VERY PLASTIC)
- SM** SUNNYVALE CLAY LOAM OVER CLAY (PLASTIC TO VERY PLASTIC)
- SO** SYCAMORE SILT LOAM (SLIGHTLY PLASTIC)
- SY** SYCAMORE SILT LOAM OVER CLAY (SLIGHTLY PLASTIC)
- EXISTING PROPERTY BOUNDARY
- RIGHT-OF-WAYS WITHIN PROPERTY BOUNDARY
- MAJOR EXISTING UTILITIES
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- • • ELECTRICAL POWER LINE

COUNTY OF ALABAMA
PUBLIC WORKS DEPARTMENT - ENGINEERING & ARCHITECTURAL DIVISION
TOPOGRAPHIC MAP OF
SANTA RITA
SCALE 1" = 200' CONTOUR INTERVAL 2 FEET
DATE OF PHOTOGRAPHY 3-6-70
MAP BY
CALIFORNIA AERO TOPOL, INC. 804 HANSON ST. PHONE 781-1746
SAN FRANCISCO, CALIFORNIA
SHEET 1 OF 1
CHARTERED SURVEYOR
BASED ON CALIFORNIA COORDINATE SYSTEM, ZONE 1
FIELD SURVEY BY CALIFORNIA AERO TOPOL, INC.
ELEVATIONS BASED ON MEAN SEA LEVEL, DATUM 1929
HERBERT S. CROWLE, DIRECTOR OF PUBLIC WORKS
COUNTY SURVEYOR

CDA

DVC

SO

SY

80

SM

SPECIAL STUDY ZONE
PLEASANTON FAULT

PRESENT PRISON
COMPLEX

FLOOD HAZARD ZONE

FIGURE 1 - CONSTRUCTION CONSTRAINTS

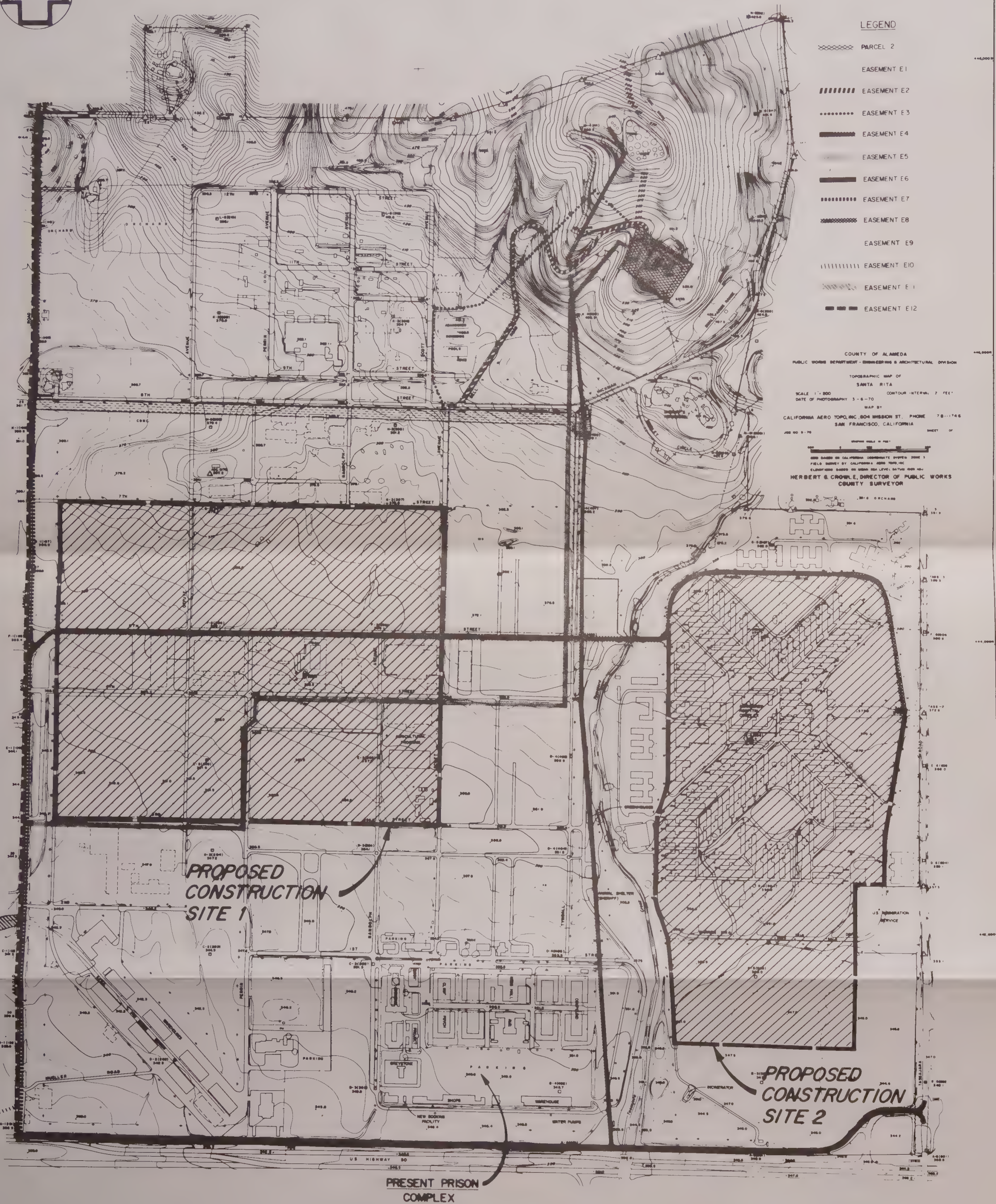


FIGURE 2 - EXISTING EASEMENTS AND PROPOSED CONSTRUCTION SITES

The Santa Rita property, as a site for the Replacement Facility, must respond to a specific number of constraints established in the consultants' discussion with the County. The site evaluation procedure for the physical concepts developed in Section 8.0 is structured around these considerations:

Provision for
Other County
Facilities

- o Court's Facility (2 floors @ 40,000 GSF per floor) + adjacent pretrial detention facility with capacity range of 100-300 (to be determined). Total site coverage approximately 10 acres.
- o Sheriff's Facilities
 - Law Enforcement Academy
 - Patrol Services
 - Firing Ranges
- o Corporation Yard
- o Animal Shelter
- o Fire Training Facility
- o Agricultural Areas & Hog Farm
- o Limited Commercial Development
- o Buffer Zones: to insulate the facility from adjacent uses:
 - 300' buffer minimum to Tassajara Road
 - 300' buffer minimum from the western edge of County property
 - the entire area south of 1st street is to be left open
 - 300' minimum above 1st street
- o Access: entry to the site for all county facilities is to be taken from Tassajara road onto 1st street, which will act as a circulation spine.
- o Compactness: A general goal for site development is to allow optimum future freedom of use of the county property as a land bank. This puts a premium on minimizing the area of the replacement facility "footprint". It also places a premium on locating the facility so that it does not cut up the remaining site into inconvenient parcels.

Specific Site
Location Criteria

- o Penetration: Penetration by the public (visitors, etc.) into the county property should be reduced to the extent possible.
- o The Courts facility should be located so that its associated detention facility can share usage of the Complex Support elements (kitchen, warehouse, etc.) for the sentenced facility.
- o All new County facilities should be located to the south of both the proposed fire training facility and the hog farm, to avoid the prevailing westerly wind.
- o The replacement facility should either be on the west or east of Tassajara creek, but should not straddle it.
- o The replacement facility should be sited to minimize the in-complex length of new utility runs, roads, and perimeter fencing. It should also be sited to minimize access roads and offsite utility runs on the remainder of the County property.
- o The replacement facility should be located so as to minimize internal circulation paths for the staff in the layout.
- o The facility should allow for easy expansion by adding 48 bed increments without interrupting operations.
- o Visitor & public parking should be centralized to reduce unauthorized movement.
- o The facility must avoid the seismic fault easement noted on the eastern edge of the site.
- o The flood plain of Tassajara Creek, though below the recommended site areas, nonetheless requires consideration, and flood control measures should be detailed in the Phase II Master plan for the selected site.
- o The facility should maximize potential use of solar energy and other energy sources, and consider the role of irrigation.
- o The facility site should allow uninterrupted operation of the existing Rehabilitation Center until the construction is completed.
- o The above considerations will be weighted for each site concept in the next section of this report. The remainder of this section will detail each of the above criteria and site data.

Schematic Foot-
Print Require-
ments for the
Five County
Functions

In siting the proposed facility, control of any surplus acreage should be retained as a land bank by the county.

Disposition of existing properties on the site depends on the selected scheme. If a site to the east of Tassajara Creek is selected, it would be necessary to demolish the existing abandoned hospital complex before starting work. If the site to the west were selected, the hospital could remain.

The existing Rehabilitation Center obviously must remain in use until the new facility can be occupied. Of other existing components, the animal shelter must remain in its present location, as should the hog farm.

Four Courts
Facility

2 floors @ 40,000 GSF 1 floor. To house District Attorney, Public Defender, Marshal, Probation, and all necessary public services, building services and circulation.

A pre-trial facility is added, it should have the capability to be served by the new facility support complex for food service and so forth.

Parking	250 cars public/staff
91920 SF	10 Judges
	2 stalls for sheriffs buses

Total Complex to cover 10 acres for planning purposes. Separate access for Judges, sheriffs vehicles-provided buffers and landscaping for public areas.

Law Enforcement
Academy

classrooms with 36 students each. Two of the rooms will be separated by dividers so that classes of 72 students can be held in single space. (2,500 SF)

Facility to teach hand to hand combat, obstacle course etc. Requires trade, obstacle course office restroom and storage capacity currently in use to be continued. (2,500 SF)

Track may be smaller than regulation, if necessary by site limits. Parking for 100 cars (35,000 SF), away from public access.

Patrol Services

Reception area, small interview area, small evidence locker, offices, meeting room and lockers. (2,500 SF)

Parking for 20 cars (7,000 SF)

Gas Tank to service 5 cars.

Firing range to remain where it is.

Corporation Yard	Administration and Operations Building	(11,000 SF)
	Weatherproof Tool Storage	(5,000 SF)
	Equipment Parking	(87,120 SF)
	Employee Parking	(12,500 SF)
	Gasoline + Fuel Depot	(12,500 SF)

Gross 16 acres; available to public and employee access during nonworking periods.

Animal Shelter To remain as existing - Provide public access and utilities.

Fire Training = 4 acres maximum, containing tower, classrooms and area for handling hazardous materials. Utilizes mockups of fires, so west wind consideration also applies.

1. Topography

The Santa Rita property generally slopes in a southerly direction. From the center of the site to the southern border the elevations range from 350 to 370 feet above sea level. Progressing northerly from the center of the site, the elevations increase gradually until the southern line of the northern third of the site is reached. North of this line, the elevations increase sharply, especially in the northeastern corner of the property. In this area, the ground elevation is approximately 640 feet above sea level. The site is covered with light vegetative material and some trees. Tassajara Creek runs through the site generally from the eastern property boundary, southwesterly to the southern property line where it crosses under Interstate 580 via a double 14 x 17 box.

2. Geology

A preliminary geotechnical evaluation was prepared by Charles R. Comstock, dated August 14, 1979, for the Santa Rita property (copy attached). The following is included only to identify the geologic conditions as construction constraints.

The soil within the site is a mixture of clays and silts. These soils generally create a plastic condition that varies in compressibility throughout the property. The southwest corner of the site lies within the Alquist-Priolo Special Studies Zone for the Pleasanton fault system. In addition, a lineation located southeasterly from the north property line is considered to be an active fault with a required 200 foot set back to any structure.

3. Flood Hazard Zones

A flood control report for the site was prepared by Harry A. Peshon, dated June 29, 1979. In order to identify the flood hazard constraint a portion of that report follows.

Flooding on the site has occurred from Tassajara Road, 600 feet north of Interstate Highway 580, to 1800 feet upstream at Tassajara Creek, southwesterly to the frontage road 330 feet east of Tassajara Road. This area includes the present entrance road from Tassajara Road to the curve at the northeast corner of the compound area. Also included is the southeast corner of the compound area, a portion of the parking area and the shop buildings along the south boundary of the property.

4. Existing Structures and Utilities

The Santa Rita site is sparsely covered with a variety of older wooden structures. Many of the structures on the site are deteriorating and some have been completely abandoned. There are several instances where structures have been completely demolished but the concrete foundations still remain. There are three areas where major structures are readily visible:

- a. The present Santa Rita Rehabilitation Center.
- b. The abandoned hospital complex.
- c. The County Purchasing Warehouses.

There are several smaller structures scattered throughout the site, however, they will not cause any significant construction constraints.

The site is riddled with underground utilities. Sanitary, gas, and water lines cross many acres of the site. Most of the utilities are old and have deteriorated beyond repair. Many of the lines have been totally abandoned and there are several instances where plugged manholes have been completely covered over, either with asphalt or by surface vegetation.

Overhead power lines are visible throughout the entire site. Many of the power poles are also deteriorating and some poles have actually fallen.

5. Existing Land Use Easements

There are several existing land use easements within the Santa Rita property. The purpose of these parcels follows:

Parcel 2

An underground reservoir and service are for the purpose of retention and distribution of water to adjacent areas.

Parcels E1, E6, E7 and E12

Non-exclusive easements for street, utilities and service areas.

Parcel E2

A non-exclusive easement for roadway purposes and the servicing of Parcel 2.

Parcel E3

An easement for the purpose of electrical transmission.

Parcel E4 and E5

Easements for the operation, maintenance, unkeep, repair or replacement of existing water lines.

Parcel E8

A non-exclusive road easement along an existing traveled road. This easement shall cease and terminate at such time as adequate substitute roads or streets or drives in the approximate vicinity of said existing traveled road connecting the western boundary line of the Alameda County Santa Rita property and Tassajara Road are dedicated or accepted for dedication as public roads.

Parcel E9

Allowed ingress and egress on said traveled road as described in Parcel E8 for facilities or buildings S-1290, S-1201 and S-1293. These areas are for exclusive use by the Office of Economic Opportunity or its successor in the function for the Job Corps Program for as long as such program is in operation at Camp Parks, but in no event for a period of more than ten years.

Parcel E10

An easement for the operation, maintenance, unkeep, repair or replacement of an existing sewer line.

Parcel E11

An easement for the joint use of the existing railroad drill tracks.

Miscellaneous Easements

In addition to the preceeding easements, there are also several Pacific Gas and Electric easements that fall within Parcel E6.

The easement restrictions noted above do not appear for the most part to have a serious impact on site selection.

Most sites would be crossed by easement E5 and Easement E8. Easement E5, however, is not expected to cause a critical problem since it is desired that Zone 7 water be used to service future facilities. It is anticipated that future water lines will require re-routing. Easement 8 will not pose a construction problem because the location of this roadway easement can be altered.

The northern border of the Eastern edge lies slightly within the 200 foot setback zone. Before selecting this area, a detailed geologic study should be performed to determine the accuracy of this setback zone.

Each of the sites will require extensive demolition of the existing water and sanitary lines prior to the installation of new utilities, however, these sites will require a minimum of earthwork.

In any of the sites chosen, some improvement to Tassajara Creek should be performed in order to avoid possible flooding.

The preliminary seismic considerations are summarized in the following data provided by the Alameda County Public Works Agency. Basically, the site is acceptable from a seismic standpoint, but would require detailed evaluation in cooperation with the County Geologist when the Phase II Master Plan is developed.

COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
BUILDING INSPECTION DEPARTMENT
INTER-DEPARTMENT COMMUNICATION

DATE : AUGUST 14, 1979
TO : HARRY A. PESHON, CHIEF, E & A
FROM : CHARLES R. COMSTOCK, ENGINEERING GEOLOGIST *Ch R Comstock*
SUBJECT: PRELIMINARY GEOTECHNICAL EVALUATIONS

In accordance with your request, a review of available geologic and geotechnical data pertinent to the Alameda County Santa Rita property has been conducted. This review was undertaken in order to facilitate preliminary evaluation of geotechnical conditions that may affect the design of the Santa Rita Master Plan.

A Geologic Investigation for Master Plan Formulation, Santa Rita Property, dated 2 September 1977 was submitted to Engineering and Architecture by Mr. David W. Carpenter. This report, the references cited in the body of this report, and any additional available data sources have been reviewed or consulted. Little information additional to that reported on by Mr. Carpenter has been uncovered.

There are no geologic conditions that would preclude development of facilities on the Santa Rita property. There are, however, potential geologic constraints that must be considered during the development of the Master Plan and geotechnical conditions that must be taken into account during building design. The following conclusions and recommendations with minor modifications are in concurrence with those presented by Carpenter (1977):

Conclusions

1. An air photo lineament that is associated with a subdued topographic manifestation traverses the northeastern portion of the site. This feature is a possible fault trace and may be linked either to the Livermore Fault system, a potentially active fault system (Carpenter, 1977), or potentially active faults to the northwest. Rick Haltenoff, of Berlogar, Long & Associates, has indicated that a zone of an echelon, branching faults low in the Dougherty Hills on the east side of San Ramon Valley are considered to be active with a dominant east side up throw (personal communication, July 1979). These faults are probably not continuous with the Pleasanton Fault system, but are possibly associated with continued movement of the Mount Diablo piercement. It is possible that the feature noted traversing the northeastern corner of the Santa Rita property may be associated with these eastern San Ramon Valley faults.
2. Strong to violent ground shaking will occur at the site as the result of a major seismic event on any of the Bay Area active fault systems. Strong to violent ground shaking may also occur as the result of a seismic event originating on any of the Livermore Valley fault systems (including those associated with the Mount Diablo piercement).
3. Until a more detailed geotechnical investigation has been conducted, the soils within the boundaries of the Santa Rita reservation should be considered

HARRY A. PESHON

-2-

Aug. 14, 1979

3. contd.

plastic in nature. Previous geotechnical investigations and U.S. Department of Agriculture soil survey indicate the majority of the soils to have moderate to high expansive potential. The soils are potentially compressible; the degree of compressibility potential is probably variable across the site.

Recommendations

1. For planning purposes, the air-photo lineation located in the northeast should be considered as an active fault with a 200-foot setback to the nearest structures. The 200-foot setback is recommended because of the uncertainties imposed by the scale of the air photos and the coincidence of fault location with air photo features. If required, it is anticipated that this setback can be significantly reduced or eliminated by detailed field investigations.

2. The southwest corner of the Santa Rita property falls within the Alquist-Priolo Special Studies Zone for the Pleasanton fault system. The master plan can include development in this area. Available data indicate that the risk for active faulting in this area is low.

3. Given the proximity to recognized active faulting northwest of the property and potentially active faulting southeast of the site, it is recommended that once the master plan for Santa Rita has been developed, detailed geologic investigations be conducted for areas within which critical structures are proposed. Additionally, detailed geologic investigations will be necessary for all structures proposed within the Special Study Zone. These studies could be undertaken either by the Alameda County Engineering Geologist with review by a private consultant or prepared by a private consulting firm with close coordination and review by the County Geologist.

4. Detailed soil engineering studies should be undertaken prior to construction of any new buildings for human occupancy within the Santa Rita property. Such studies should be appropriate to the type of construction planned, i.e., critical facilities should include site response and soil structure interaction analyses while others need only a level of effort sufficient to meet Building Code standards for grading, drainage, and foundation design.

References

- Baker, S. 1979 Personal communication with Contra Costa County Geologist regarding fault activity in eastern San Ramon Valley.
- Carpernter, D.E., 1977, Geologic Investigations for Master Plan Formulation, Santa Rita Property (attached)
- * Haltenhoff, R., 1979, Personal communication regarding active faulting in Dougherty Hills.
- Haltenhoff, R., 1979, The San Ramon Valley Fault, California in Recent Deformation along the Hayward, Calaveras, and other Fault Zones, Field Trip Guide, GSA Cordilleran Section Meeting.
- Earth Sciences Associates, 1979, Geologic Investigation, Phase II, General Electric Test Reactor Site, Vallecitos, California

VLT:CRG:dv.

*Enc.

Traffic

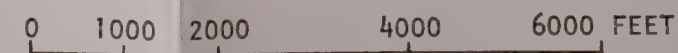
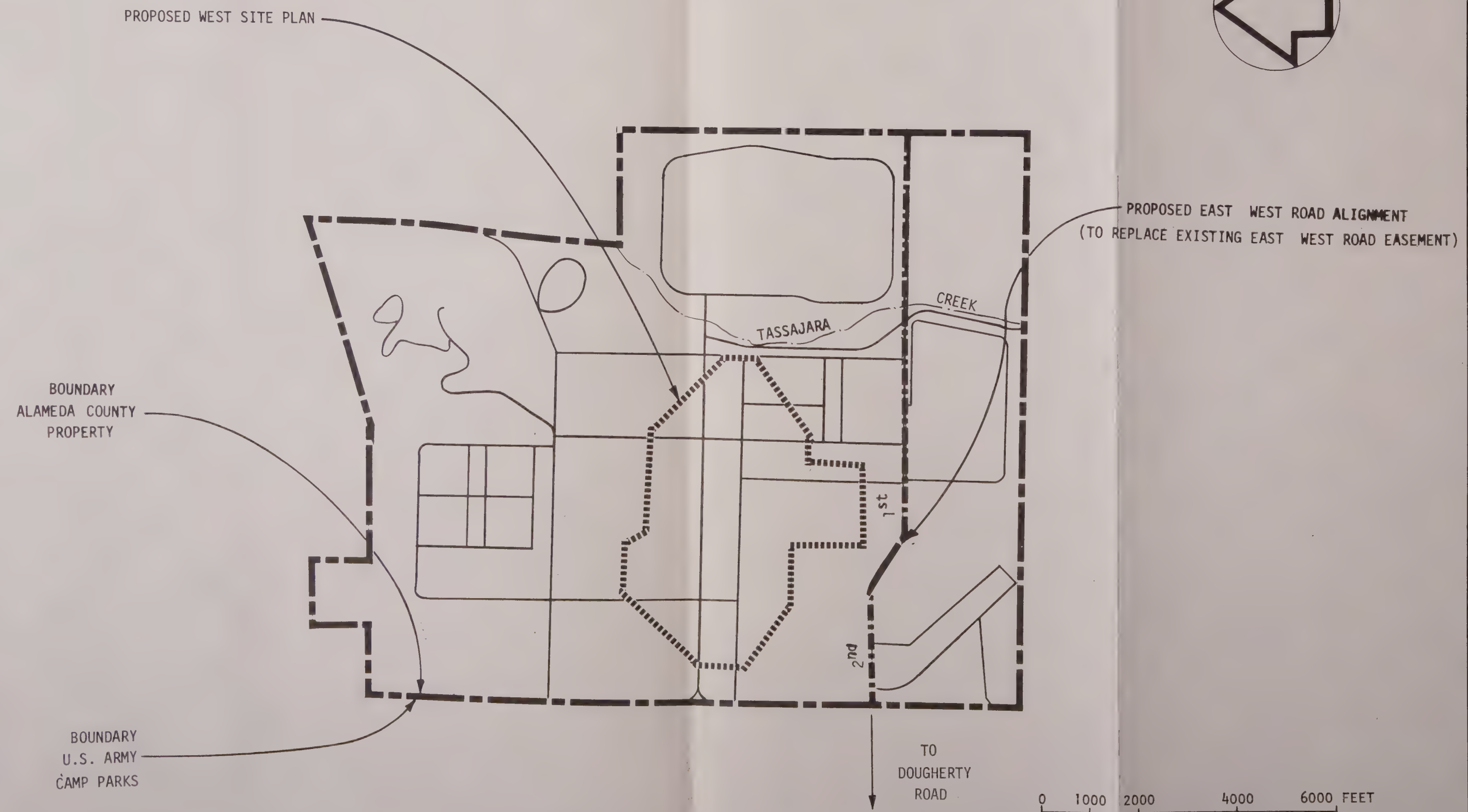
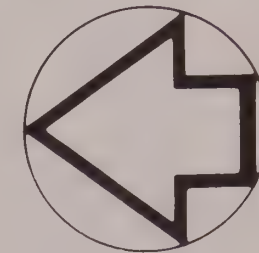
When the Alameda County Santa Rita property was purchased from the Federal Government, one condition of sale was that a public road running east-west connecting Dougherty Road and Tassajara Road be constructed. The alignment of this road was not considered at that time. It is recommended in order to meet this requirement an east-west road be constructed linking the existing 1st and 2nd streets running through the Alameda County Santa Rita Property. This basic alignment is shown on the enclosed east-west road drawing. This alignment will traverse the Santa Rita Property from Tassajara Road to the boundary of the U.S. Army Camp Parks Facility. The alignment traversing the Santa Rita Property will also require a bridge structure to cross Tassajara Creek.

The peak usage of this intersection at Tassajara Road and the proposed east-west Road would be at visiting times (see below), when traffic could become heavy for short periods. With increased visiting periods this would reduce considerably. A left turn lane may be required.

The alignment crossing Camp Parks, at this point, is uncertain. If the proposal alignment extends linearly from 2nd Street into Camp Parks, this route would intersect the existing Southern Pacific Railroad which crosses the southwest quarter of this facility. This crossing may require signalization, however, traffic studies and improved alignment designs would precede this determination. Signalization at Dougherty Road and Tassajara Road may also be required, however, this would also depend on the results of a detailed traffic study.

Parking

Given the current pattern of visiting which is likely to prevail for some time, about 700 visitors can be expected at once. Assuming two persons per car, this means some 350 cars. With increased visiting periods during the week (one evening period is under consideration) 275-300 would be adequate. Staff parking needs for one slight changes there would be more, but these periods would not occur during visiting periods. Therefore 400-450 would be adequate and given expanded visiting in the future 400 would be ample.



SANTA RITA MASTER PLAN
PROPOSED EAST-WEST ROAD
TASSAJARA ROAD TO DOUGHERTY ROAD

Introduction

Solar energy seems feasible in this climate but becomes complicated when applied to our building types, and the quantity of buildings.

Evaporative cooling seems realistic but application requires some planning.

The overall preliminary concept for the project, is that the heating and cooling systems will be a mixture of different systems. The many building types, the probable (but limited) use of solar energy, the availability of evaporative cooling, and the need to reduce operating costs are the prime reasons for this approach. We anticipate the use of a central boiler for steam generation. Steam use is anticipated in the kitchen, the laundry, and as a prime source to heat both heating water and domestic water.

Climatological
Data

SITE LOCATION

Parks A.F. Base, immediate vicinity of Pleasanton and Livermore, California in Alameda County, California.

LATITUDE/LONGITUDE/ELEVATION

Livermore, California: 37° 4' - Latitude
122° 0' - Longitude
545 Ft. - A.S.L.

CLIMATIC CONDITIONS (Livermore, California)

Winter Design, Dry Bulb - 99% - 24°F.
97.5% - 27°F.

Summer Design - Design Dry Bulb - 1% - 100°F.D.B./69°F. W.B.
(w/Mean Coincident Wet Bulb) 2-1/2% - 97°F.D.B./68°F. W.B.
5% - 93°F.D.B./67°F. W.B.

Mean Daily Range - 24°F.D.B.

Design Wet Bulb - 1% - 71°F., W.B.
2-1/2% - 70°F., W.B.
5% - 68°F., W.B.

DEGREE DAYS

Summer - 713 D.D.
Winter - 3,035 D.D.

DEGREE HOURS

Summer - 93° F.D.B. - 169 Hrs.
 80° F.D.B. - 863 Hrs.
 73° F.W.B. - 8 Hrs.
 67° F.W.B. - 318 Hrs.

PREVAILING WINDS

Summer - N.W.
Winter - W.N.W. at 4 Knots

MEAN DAILY SOLAR RADIATION

Based on Davis, California - 431 Langleys, Annual

J - 174	A - 528	J - 682	O - 347
F - 257	M - 625	A - 612	N - 222
M - 390	J - 694	S - 493	D - 148

MEAN PERCENTAGE OF POSSIBLE SUNSHINE

Based on Sacramento, California - 77% *

J - 44	A - 74	J - 96	O - 82
F - 57	M - 82	A - 95	N - 65
M - 67	J - 90	S - 92	D - 44

MEAN TOTAL HOURS OF SUNSHINE - 3,100 Hrs.

POSSIBLE SUN HOURS AT 37° N. LATITUDE = 4,464 Hrs.

3,100 Hrs/4,464 Hrs = 0.70 = 70%*

* Discrepancy between 70% and 77% is due to locations of recorded data to actual site data. Actual percentage is closer to the 70% figure.

Alternate Energy
Sources

INTRODUCTION

Alternate energy sources have been evaluated with three objectives in mind. These objectives are:

1. Reduced use of depletable fuels
2. Increased use of non-depletable fuels.
3. Implementation of the first two objectives as an overall project effort.

Discussion has been limited to solar energy, evaporative cooling, life-cycle cost analysis, and solid waste. The first three items were discussed because their reliability is predictable. Solid waste has been discussed because of its probable presence in the fuel market in the near future. At present, its reliability is questionable.

BUILDING LIFE-CYCLE COST STUDIES

Building life-cycle cost studies are not an alternate source of energy. Reference is made to this type of study in this section of the site evaluation because of their direct relation to the investigation of alternate energy sources. When we look for an alternate energy source, we are looking for a substitute to reduce the use of depletable fuels. A study of this type contributes to this reduction.

Without the use of such studies two basic concepts of building energy use cannot be rationalized. These two concepts are dollar cost, and minimum use of available but depletable fuels. In our volatile society today, this rationalization becomes quite complicated.

Previously, energy use was based on initial installed costs, the available fuel, and the cost of the fuel. The minimum use of a depletable fuel was seldom considered.

Today, many factors contribute to the decision making of energy use. The building of today relates to an overall contribution of planning by Owners, Engineers, Architects, Using Agencies, Maintenance and Operations.

Dollar costs today involve predicting future costs of energy,

personnel, and financing, and comparing these costs to initial costs. Initial costs have been expanded to include contributing energy use reducers such as insulation, lighting level reduction, programmed building usage, scheduled maintenance, and the use of non-depletable fuels. This is what a building life-cycle cost does. It puts energy usage in an overall perspective of total costs and energy depletion.

This type of study is recommended for the various buildings in this facility. The additional costs to be incurred in the Architect's fees for such a study are a good investment, easily recovered.

Solar Energy

EVALUATION

The use of solar energy has been evaluated on this project in a general way based on the preliminary information available at the time. Many factors contribute to the final decision of whether or not to use solar energy. These factors will be discussed.

SOLAR INSOLATION

By definition, insolation is the amount of solar energy reaching a surface per unit of time. The standard unit of insolation is the Langley, which corresponds to a value of 3.69 BTU/ft^2 . The amount of insolation varies considerably from given location to given location. Variances are due to geographical location, season of the year, time of day, anticipated cloud cover, atmospheric pollution, and the angles at which the solar energy reaches a surface.

ENERGY COLLECTION SYSTEM

The energy collection system is the area where most research has been done. The solar collector plate has been the most widely used. The collector plate allows solar energy to be transferred to a circulating medium. This medium is then utilized with conventional equipment to perform the desired usage. At present, collector plates have been limited in their usable temperatures. The higher temperatures can be reached but the amount of collector area is significantly increased.

ENERGY STORAGE

Unfortunately, solar energy is not always available at the times it is needed because of cloud cover, air pollution, and seasonal available hours of sunlight. This is the reason that energy storage becomes necessary. Usually this is done by storing water in a tank and drawing off the energy as it is needed. Other liquids that have a higher storage capacity than water are used, but associated problems with these liquids have increased their cost factors and utilization. The amount of storage will vary with the installation.

ENERGY CIRCULATION

Water has proven to be the most reliable and the most practical medium to transport and to transfer energy from the collector to the point of usage. Due to the imbalance of energy collection to energy use, there are usually two circulating systems. One system transports energy from the collector to the storage tank.

Another system transports energy from the storage tank to the point of use. Based on the application, these systems are interconnected to improve operational efficiency.

SUPPLEMENTAL ENERGY SOURCE

It has been found that certain percentage of depletable energy sources can be used with solar energy to enhance the desirability of solar energy. This percentage varies with the installation.

COMPONENT LOCATIONS

The physical location of components varies with the installation. They must be accommodated by the site, the structure, and the function of the site. This relation with the site can be quite involved. The solar collectors are large and heavy, requiring space and support. The storage tank requires space, support and a central location. Some Federal programs relate the collector loading to about 15 pounds per square foot above normal roof load design. The circulating system consists of pumps and piping and space to locate them. The circulating system can be quite expensive. Collectors usually consist of a multiple number of panels interconnected by piping systems. The location of collectors is critical and an economic judgement of piping versus architectural/structural consideration has to be made.

DESIRED USAGE

Each facility has an intended usage and anticipated schedule. The demands for domestic water heating, comfort heating, and comfort cooling vary considerably. This usage has to be compared to the anticipated insolation.

STAND-BY ENERGY SOURCE

The use of a facility sometimes requires a stand-by or spare energy producer. A stand-by solar energy system is usually ruled out because of economic considerations. An alternate energy source is usually provided to handle this condition.

PASSIVE DESIGN

Passive design is the procedure used in the Architectural design of a specific building that relates to the maximum use of solar energy and the minimum use of depletable fuels. Architects have always pushed toward this feature in building design. Only the recent energy costs have allowed this feature to be used. Operating costs are becoming more significant than initial installed costs.

SOLAR INSOLATION - SANTA RITA FACILITY

Climatological data, based on Livermore, California indicates that insolation will be somewhat above average when compared to other areas of the United States. The annual figures for solar radiation possible sunshine, and total hours of sunshine look positive, but the monthly figures for November, December, and January could create complications in application.

SYSTEM TYPES - SANTA RITA FACILITY

The nature of this detention facility is such tat there will be a cluster of buildings. Each cluster will be separated from the other cluster. A central solar collection system would require extensive piping and extensive costs. The use of individual solar collectors located on roofs, or adjacent to buildings sounds more reasonable, but could complicate security sight lines.

USAGE - SANTA RITA FACILITY

The facility will have a large usage of domestic hot water at the central kitchen, the central laundry, the local laundries, and the inmate showers. Usually, solar energy is most compatible to

domestic water heating. The central kitchen and the central laundry are the most likely applications. These spaces usually have space for water storage. The use of solar energy as a pre-heater is also more likely to be economically justified for this type of application.

Applications for space heating do have possibilities. This is because of the limited heating season, the lack of extremely low temperatures, and the probable use of hot water radiation as the primary method of comfort heating.

Applications for space cooling are limited. This is due to the relatively few areas which require comfort cooling. Also, relatively high collector medium temperatures are necessary for cooling.

Passive design usage has to be related to security. It is hard to evaluate at this phase of the project.

ECONOMIC FEASIBILITY - SANTA RITA FACILITY

At this phase of the project, economic feasibility must be based on past experience and research. Recent research and experience indicates that economic possibilities are highest for heating or preheating domestic water, followed by heating, and finally by cooling. In most cases budget considerations have been the overriding consideration. A life-cost study analysis would be appropriate for this project during Phase II, Master Plan, wherein, building configuration and construction will be more firmly established and energy requirements for domestic water heating, space heating, and cooling can be better defined.

RECOMMENDATION/CONCLUSION

Budget considerations will probably allow a minimum use of solar energy. The amount of usage should be based on the Building Life Cost Study, recommended herein before in this site analysis.

Evaporative Cooling - CONCEPT OF USAGE

In certain climatic areas where the outdoor wet bulb temperature is relatively low, and the outdoor air dry bulb temperature is high, the concept of evaporative cooling for human comfort is available. The climate at Santa Rita falls into this category.

PSYCHOMETRICS OF USAGE

When water is vaporized, a certain amount of heat, called the latent heat of vaporization is required. This heat is usually extracted from the nearest available energy. For evaporative cooling, this heat is removed from the air stream. During the process the dry bulb temperature of the air is decreased, the wet bulb temperature of the air remains constant, and the relative humidity of the air is increased. In areas where the outdoor wet bulb temperature is low, the outdoor dry bulb temperature is high, this reduction in dry bulb temperature at the higher humidity is in the acceptable human comfort conditions.

POSITIVE FEATURES

1. Low energy consumption.
2. Can minimize energy consumption for areas requiring large quantities of outdoor air as make-up air for exhaust systems.

NEGATIVE FEATURES

1. Recirculation of air is limited.
2. The quantity of air to be circulated to decrease space temperature is much higher than a conventional mechanical cooling systems. The overall duct system and space requirements are higher.
3. Comfort temperature range can vary. Applications are limited to spaces where variances can be tolerated.
4. Vaporization is accomplished through water being sprayed on a surface located in the air stream. A recirculating pump, a storage basin, spray nozzles, and piping are required. Maintenance on these items is required.
5. Water is consumed by vaporization and periodic cleaning of the apparatus is required.

EVALUATION

The positive features of energy consumption outweigh the negative

features. Where facilities are planned and the building function is compatible, evaporative cooling should be used. The best installations are mechanical equipment rooms, located on an outside wall, with access to outdoor air with wall louvers. The least desirable location is on a roof where the equipment is exposed to the atmosphere and least accessible for maintenance. Evaporative cooling provides an alternative to summer ventilation in spaces where summer cooling by conventional refrigeration systems has been ruled out by economic consideration. Usage in the inmate living areas should be considered.

SOLID WASTE

Solid waste is a general term used to describe various articles accumulated and disposed of by humans. Synonymous words are garbage, trash, and refuse. At present, most of this solid waste is wood, paper, plastics, metal containers, and glass. In most areas, the majority of these items are covered over by earth at central landfills.

In recent years, this solid waste has been investigated as a source for fuel and as a source of materials for reclamation. Each concept has a valid basis. There are a number of facilities in operation. Overall, the end result of these facilities has been limited success coupled with unexpected problems and unexpected expense. The solid waste industry still maintains difficulty with materials separation and consistent fuel quality. This latter item becomes significant when related to air pollution.

Another difficulty that solid waste encounters is the large physical size and large investment cost for development and construction of a plant designed to utilize refuse derived fuel. Economically, this requires a consistent, continuous end user of the finished product. These finished products are reclaimed materials, solid fuel, or on site generated steam, hot water, and chilled water. The physical size of the Santa Rita facility is not large enough to support such an investment. The physical size of the Santa Rita facility is such that it could be considered only as one of many customers for the solid fuel products.

RECOMMENDATIONS

Solid waste is an alternate energy source and could be referred to as a non-depletable energy source. For this project, it should only be considered as a purchased, solid fuel competing with other

purchased fuels. On site production of refuse derived fuel is not economically feasible at this time

Depletable Energy NATURAL GAS
Sources

Natural gas is an energy source presently available and in place at the site. The analysis of the existing underground distribution is discussed in another part of the Site Analysis.

Pacific Gas and Electric Company is the serving utility, and is administered by the California Public Utilities Commission. The Commission has selected gas as the primary fuel for California until renewable energy sources can come into play.

The California Public Utilities Commission determines the priority use classification for each type of customer. Curtailment of natural gas is regulated based on this priority. The cost rates are also established by this priority. Due to the residential and non-residential uses of the Santa Rita Facility and the varied usages of natural gas for this facility, there could be more than one priority rating for this facility.

At present, new applications for service are being accepted. Unlimited natural gas is available to industrial loads. Industrial loads in excess of 300,000 cubic feet per day require Commission approval.

The present cost structure of natural gas is such that most interruptible customers utilize natural gas until seasonal demands by non-interruptible customers require a cutback by Pacific Gas and Electric Company.

FUEL OIL

Fuel oil is available to the site by truck, both large and small. The site is immediately available to the interstate highway system and the ocean port facilities of Oakland and San Francisco.

The present cost structure of fuel oil is not competitive with natural gas. Customers with the ability for using either natural gas or fuel oil are using natural gas as the prime energy source.

ELECTRICAL

Electricity is available to the site. Its use as an energy source for heating is limited. The State of California's Energy Code limits the use of electrical energy as a primary energy source. Electrical energy may be used, subject to certain guidelines.

COAL

Generally, coal has not been used as a prime energy source for facilities in the San Francisco, and Oakland area. Prime difficulties to its use have been transportation and handling costs, along with the problems of conformance to California air quality standards.

At the present time, the overall costs of securing, handling, and emissions control place coal at an economic comparison below natural gas and fuel oil.

FUTURE AVAILABILITY

On an immediate basis the best source of depletable fuel is natural gas, followed by fuel oil, and then by coal. Subject to additional supplies of natural gas being available from the Pacific Alaska, Pacific Indonesia, and North Slope projects, during 1982 and 1985, Pacific Gas and Electric Company predicts full levels of service through 1985.

On the long term basis the best source of depletable fuel is coal, natural gas, and fuel oil in that order.

The existing coal resources in the states of Utah and Colorado are the basis for selecting coal as the prime source of energy in the long run. Technological improvements in the usage of coal are leading in this direction. Coal has the potential as a solid fuel, a liquid fuel, or a gaseous fuel.

RECOMMENDATIONS

1. Natural gas is recommended as the prime energy source of depletable fuels.
2. Utilize depletable fuels in central facilities such as steam boiler plants, laundries, kitchens.
3. Select energy using equipment for conversion or changing over

from one fuel to another. Both fuel supply and fixed costs will vary.

4. Any central boiler plant should be designed for the multi-fuel use of natural gas, oil, or coal. Space for the storage of both oil and coal should be provided.
5. Fuel oil should not be considered as a prime energy source. It should be utilized as a short term standby fuel.

ENERGY USE CONCEPT

The final building layouts, the final building functions, the space between buildings, the available spaces for solar collectors, space for piping, costs of piping, and other contingencies not resolveable during the Preliminary Master Plan contribute to the final decision relating to energy use.

Basen on the information presently available, the Santa Rita Replacement Facility will probably utilize one of the three prime depletable fuels as its major energy source. The alternate forms of energyg discussed herein could be significant reducers of energy consumption.

The prime source of heating will probably be steam generated from a central boiler plant. Actual space heating would be done from water heated by steam. Distribution of the heating medium to the individual structures would be by underground distribution piping systems. A central boiler would be used because of its adaptability to using different fuels.

The prime source of cooling is difficult to determine at this time. Centralization is desirable the locations of areas requiring cooling may require some decentralization.

Domestic water heating will probably be a combination of steam and solar energy. Actural heating of water in the individual living quarters needs to be studied. Space for heating and storing in the individual areas or in a central facility need to be considered. The impact of space required for solar collectors will heed to be considered.

Systems Concept HEATING

Space heating would be done by the circulation of hot water through baseboard finned tube radiation or air handling unit heating coils. Finned tube radiation would be used in most areas. Emphasis would be placed on inmate cells, inmate areas, and non-cooled areas. Air handling unit heating coils would be used in areas where outdoor air must be brought into the building to balance the exhaust air from toilets, showers, and equipment. Steam coils would be used to heat outdoor air which is below freezing temperature. Large quantities of outdoor air are anticipated for inmate residential areas, the laundry, dining areas, and central kitchen. Water would be heated by steam.

COOLING

Conventional mechanical cooling would be limited to areas where evaporative cooling is not acceptable. Evaporative cooling would be accomplished by the installation of evaporative cooling coils in the same air handling units that are needed for the heating of outdoor air. Evaporative cooling is recommended for these areas, including inmate areas, because the air is not recirculated and has to be provided.

DOMESTIC WATER HEATING

For this facility, a large quantity of hot water heating will be required for showers, laundries, and kitchen/dining use. Solar energy should be evaluated. It was noted that the California Energy Code requires its use for State owned buildings unless exempted by the State Architect for reasons of economic and physical infeasibility. This requirement is limited to buildings in excess of 10,000 square feet and 1,000 hour annual usage. This procedure makes evaluation a requirement. This is a procedure which we support. Also noted in the California Energy Code was their discouraged use of a large heating boiler to heat domestic water during the non-heating season. There should be an alternate method of heat domestic water during the non-heating season. Domestic water heating requires evaluation beyond the scope of this analysis.

Existing Hospital HISTORY
Boiler Plant,

The boiler plant is located in the Military Hospital Complex of the Camp Parks facility. Operation of the hospital and boiler plant were discontinued around 1960. At that time, some electrical type equipment was "mothballed", the equipment was shut down, the doors were closed and locked.

Since that time, access to the boiler plant has been very limited. This was due initially because of its location on the military reservation. Afterwards, this was due to the occupancy and surveillance of the Alameda County Sheriff's Department. The plant is approximately one-half mile from the existing Santa Rita Rehabilitation Center. This proximity has discouraged sightseers and vandalism.

At present, the buildings which this plant served has been dismantled or are in the process of being dismantled under a local C.E.T.A. Program.

The boiler plant has no designated function at this time.

PURPOSE OF EVALUATION

To determine any potential the plant an/or equipemnt may or may not have in the development of the proposed new Santa Rita Facility.

BUILDING DESCRIPTION

The structure is of heavy, wooden frame construction, with a minimum pitched sloping roof. The floor is concrete slab on grade.

Exterior walls, louvers, and doors are of fram construction. Gravity ventilation is accomplished by a wooden from clerestory located at the high point of the roof. Air enters the building through large door openings on each side of the four sided building.

ARCHITECTURAL EVALUATION

The building appears to be in good condition, with no evidence of rain leakage through the roof.

ELECTRICAL DESCRIPTION

The interior electrical distribution system is a 240 Delta/120 Volt, 3Ø, 4 wire type with small capacity fuse and switch protection equipment. Lighting is with industrial porcelain reflector incandescent fixtures.

PRIMARY EQUIPMENT

Seven boilers
Seven Burner Assemblies
Seven Draft Indicator Panels
Seven Induced Draft Fans
One Central Condensate Return Tank and Pumps
One Water Softener System
Seven Masonry Combustion Chambers
Seven Metal Stacks
One Emergency Generator

BOILER DESCRIPTION

Boilers are of the steel, fire tube type, three pass. Each boiler is located above a field erected masonry (fire brick) combustion chamber. The boilers support each of the induced draft fans.

BOILER DATA

Capacity - 6 each at 304 B.H.P. plus 1 at 174 B.H.P. = 1998 B.H.P.
1,998 B.H.P. times 34.5 = 68,930 pounds of steam per hour. B.H.P. is Boiler Horsepower. 34.5 is pounds of steam generated by one Boiler Horsepower.

Design Working Pressure - 125 P.S.I.G.

Last Inspection - 1958, Hartford Steam Boiler

Inspection and Insurance Company.

Identification - N.B. Boiler Number 15926-304 HP

Identification - N.B. Boiler Number 15927-304 HP

Identification - N.B. Boiler Number 15999-304 HP

Identification - N.B. Boiler Number 16000-304 HP

Identification - N.B. Boiler Number 16002-304 HP

Identification - N.B. Boiler Number 16013-174 HP

Relief Valves - 2 per Boiler, set at 124 P.S.I.G.
11,900 #/HR Capacity each.

Manufacturer - Kewanee

Year Built - 1951

BURNER ASSEMBLIES

Type - Combination Gas/Oil
Firing - Local Panel, Low Fire, High Fire Capabilities.
Changeover - Manual, each individual burner.
Manufacturer - S.T. Johnson

DRAFT PANELS

Free standing, full height, located locally at each boiler.

DRAFT CONTROL SEQUENCE

Each boiler has a single blade, motor operated damper located in the front fact of the combustion chamber. The burner assembly enters the combustion chamber just above the inlet damper. The burner control was sequenced to the position of the inlet damper and the operation of the induced draft fan.

COMBUSTION CHAMBER

Field fabricated, masonry walls, firebrick lining.

CONDENSATE RETURN SYSTEM

Located at one end of building. Serves all boilers.

WATER SOFTENER SYSTEM

System was probably used quite extensively due to the local hard water conditions. At the time of the boiler's operation water was supplied from local wells located at the Camp Parks facility. Water is now being provided from other sources.

STEAM DISTRIBUTION SYSTEM

Each boiler discharges into a common pipe header routed overhead of the boilers. This header then extends underground to the adjoining buildings.

UNDERGROUND STEAM SYSTEM

Steam was supplied and condensate was returned to the boiler plant through a steel conduit system located below grade. The

conduit terminated in a pit area at each building.

EMERGENCY GENERATOR SET

The standby emergency electrical power generator and prime mover is a government issue model, approximately 200 KW capacity at 240 volts. The age of the unit is roughly 25 years and the extent of preservation and deterioration is unknown.

EVALUATION-DISCUSSION

1. The boiler plant building is in good condition for a wood building. However, a wooden building to house fuel fired boiler plant equipment is not desirable and is not compatible with current code requirements for non-combustible materials.
2. "Mothballing" was done on a limited basis. The steel boilers, the burners, the draft gages, induced draft fans, steel stacks, pipes, motors and pumps were left exposed to the atmosphere. It is hard to evaluate the amount of interior rusting that has occurred in the last twenty years since the apparatus has been inactive.
3. Generally, the plant is just like it was when it was shut down. The scavenging of equipment for parts has been minimal. Abuse has been small. Vandalism is practically non-existent. Even the latest boiler inspection reports were still available and mounted on the wall behind glass fronts.

RECOMMENDATIONS

1. Do not reuse the existing boiler plant building, or any of its auxiliary heating equipment, except for boilers noted hereinafter.
2. Consider reusing some of the existing boilers at a new plant site.
3. Do not reuse the existing emergency power generator set.

RECOMMENDATIONS - DISCUSSION

1. The reuse of the existing boiler plant is not recommended

because of: 1) wooden construction, 2) outmoded and deteriorating electrical support systems, 3) inefficient and maintenance intensive lighting, 4) the probable removing and reworking of pipes, pumps, tanks, and extra boilers required to serve the new complex.

2. The existing boilers should be considered for relocation and reuse at the new central plant site. Two particular features of the existing boilers make them especially worthy of consideration for reuse:
 - a. The type and manufacturer of these particular boilers have a historical background for long life and dependable services. Normal routine maintenance, of course, is essential as with any mechanical equipment and the past 19 years of idleness and lack of maintenance may have taken its toll.
 - b. The brick setting for the relocated boilers can be constructed to allow burning gas, oil, or coal. If at some time in the future it becomes necessary to convert to coal, the gas/oil burners could be removed and coal burning equipment could be installed. Construction of the brick setting to facilitate burning coal as well as gas and oil will be more expensive than for gas/oil only because a "taller" setting will be required to achieve the necessary combustion chamber volume.

The first step in considering reuse is for Alameda County authorities to secure the services of a California licensed boiler inspection company (such as Hartford Steam Boiler Insurance and Inspection Company) to inspect the boilers to determine: 1) if the boilers in their present condition are safe for operation and relocation to the new site, or 2) if the boilers are not safe, to report the extent of the repairs required to rehabilitate the boilers for safe operation. If the boilers are in good condition or can be rehabilitated, then an economic comparison should be made between repairing and relocating the existing boilers versus installing new boilers.

The economic comparison should be based on the basic steel boiler cost only. New burners, operating and safety controls, combustion chambers, piping and wiring should not be considered. These costs will have to be incurred from either a new boiler,

or an existing boiler. These items are not recommended for reuse.

3. The reconditioning of the generator set and reuse is not recommended for the following reasons:
 - a. The availability and fast access to spare parts is questionable for a machine of this vintage.
 - b. The generator voltage is not appropriate to the electrical system voltages anticipated for use on the project. However, reconnection of the generator windings is possible on some equipment. Phase II Master Planning should address this question if it is to be pursued.
 - c. The relocation of the generator set to an area closer to the loads is imperative in order to minimize voltage drop and distribution costs. This would require new fuel storage facilities and associated piping.
 - d. The anticipated cluster multiple building arrangement of the complex normally dictates a cost effective design of several emergency sources located at the loads. Typically, based on separate 200-400 person facilities, four or five 155KW generator sets are required. When this scheme is utilized, it is recommended that all the units be identical or at least be of the same type and manufacturer, to simplify maintenance. The existing generator set is not of sufficient size to adequately serve the emergency needs of the entire complex, estimated to be about 800 KW. The mixing of new and old generator units is not suggested from a maintenance standpoint as discussed above.
 - e. A new generator of the capacity of the existing one is estimated to cost approximately \$25,000, material only. The reconditioning, refitting, testing, and relocation of the existing unit is estimated to cost \$10,000, providing a net savings of \$15,000.

FINAL EVALUATION

Any reuse of the existing building or equipment is minimal. Very little consideration should be given to reuse during Phase I, Preliminary Master Plan. Phase I, Preliminary Master Plan should be pursued based on a new boiler plant and equipment.

Existing Electrical
Distribution System

DESCRIPTION

The existing aerial primary distribution system located on the county site was originally part of the Camp Park power distribution network. It consists of wooden pole and cross arm construction.

The old inactive electrical equipment is insulated for 15 KW operation of three phase systems and is approximately 20 years old. The existing correctional facility is served with primary power off of the Highway 50 access road. The county owns three spans of lines from the road to the primary meter and all other load side equipment. The other lines and pole line equipment immediately adjacent to the existing correctional buildings is owned and maintained by Pacific Gas and Electric Company. All of the active network serving the facility is insulated for 25 KV operation.

EVALUATION

1. The old distribution system has been inactive and not maintained for many years. However, the wooden cross arms and poles appear to be in good condition overall with only minor deterioration. It was impractical to evaluate the electrical equipment system integrity, however, past experience indicates that systems over 15 years old exposed to similar environments which are not maintained are not reliable when reactivated and require extensive repair.
2. The portion of the distribution system adjacent to the correctional facility which is active has been well maintained. Both the electrical equipment and structural supports are in good condition.

RECOMMENDATIONS

1. The reuse of the electrical portion of the inactive distribution network is not recommended because of the age of the equipment, lack of maintenance since the systems deactivation, and exposure to the environment. All of these factors indicate potential deterioration and almost certainly an unreliable distribution system. Additionally, the old equipment is rated for operation of 15KW system voltage.

The Pacific Gas and Electric available primary service voltage has been upgraded and is now 21KV, making the old equipment outmoded since it is not capable of distributing power at the higher voltage.

2. The existing wood cross arms and power poles in both the active and inactive distribution systems on the site could be reused to serve a new county complex. The condition of all the wood equipment is good and shows little sign of deterioration. A pole by pole examination would be required for every pole to be utilized in the new design to determine structural integrity and suitability for the specific application. This survey would be best performed during the design phase. Even though the power pole network is extensive over the entire site, the arrangement of buildings in the Master Plan of the county complex will determine the extent of reuse of individual poles. Those poles in suitable locations to serve the loads could be reused. For the reasons stated above, any reuse of existing power poles in a new distribution network would require the installation of new electrical cable and pole line equipment.
3. The pole mounted aerial power distribution system is suitable for the main portion of the network of the entire complex, however, an underground distribution network is preferable within the correctional facility perimeter, due to the susceptibility and security risk implications of an exposed power system.

Water Supply and
Distribution

Water can be supplied from the Alameda County Water Conservation District Zone 7 system. This water is analyzed and treated before entering the site. There are several possible locations where the existing Zone 7 water system might be tapped. Two of these locations are shown on the enclosed water supply drawing.

In order to route water from the Zone 7 supply to the West site location will require anywhere from 3,000 to 5,000 feet of pipe, depending on the final alignment of water line. The supply to the west site may range in diameter from 10 to 12 inches depending on the final required demand and the type of pipe material selected. The alignment from the Zone 7 tap to the Alameda County Property Boundary will require a Public or Private Utility Easement. The final alignment selection will depend on where this easement can be obtained.

The internal water distribution system for the west site, at this point, is visualized as a looping network which will be a combination of domestic and fire protection water. All fire protection facilities will be designed according to the National Fire Protection Association (NFPA) codes and related area standards. It is recommended that the proposed distribution system be a completely new facility and the existing water lines crossing the west site be abandoned or removed. At present, it is recommended that the proposed water network serve only the west site and its component facilities. Water service to the U.S. Army Camp Parks area, residences in the northwest quarter, Kindley Circle and the existing county hog farm will continue to use the present water supplied from the Federal Government well fields south of the Alameda County Property must remain in service. In order to allow the use of the Zone 7 water supply and the Federal Government well water supply, two of the existing waterline easements crossing the Alameda County Property must be maintained. These two easements are E1 and E8. Easement E1 (east of the west site location), allows water to flow from the reservoir to flow to the Camp Park site and the related service areas as previously indicated. Easement E5, which is also an existing water alignment, crosses the west site location, however, field investigation and discussions with Camp Parks personnel indicate this water route is no longer in use and has been abandoned.

The water supply and distribution system may require a significant amount of design and construction consideration. This effort, however, can be tremendously lessened if a water supply alignment is obtained that routes water to the Alameda county Property boundary from a tapped point on the Zone 7 system that is north of U. S.

Interstate 580. By tapping the Zone 7 supply at such a point eliminates a major crossing.

Sanitary Sewage
Disposal

Sewage from the west site can be disposed off-site at the existing sewage disposal pond south of U. S. Interstate 580. The location of the sewage pond is shown on the enclosed Preliminary Sewage Disposal Plan. The sewage pond is on Federal property, however, the Dublin-San Ramon Services District (DSRSD) leases this area from the Federal Government. DSRSD is a local sewage district that serves the San Ramon Valley area. The Alameda County Property is situated north of U. S. Interstate 580 between the San Ramon and Amador Valley regions. An agreement exists between the U. S. Army Camp Parks facility and DSRSD which allows a total of 300,000 gallons of sewage per day to flow from Camp Parks into the Dublin-San Ramon Services District. When this agreement was signed, the Alameda County Property was a portion of the Camp Parks Facility. This means that the amount of sewage per day which can be disposed from the west site must be less than the 300,000 gallon per day maximum. Discussions with Camp Parks personnel indicate that the present amount of daily sewage flow from the Alameda County Property is approximately 60% of the total sewage disposed. This is a questionable value and must be eventually determined exactly, however, even if this were the order of magnitude of daily flow from the Alameda County Property, it is expected that this would be sufficient for the west site location.

Presently, sewage is routed from the Alameda County Property in a gravity flow system to a point near the southwest corner of the property. At this point, the sewage is routed west onto the Camp Parks Property, approximately 1400 feet to a point where the Camp Parks and Alameda County sewage systems combine. From this point, the sewage is routed under U. S. Interstate 580 to the DSRSD sewage pond.

It is recommended that the sewage from the proposed west site be collected and routed in a similar manner to the junction of the two sewage systems. In addition, it is also recommended that the proposed sewage collector system be a completely new facility and any of the existing sewer lines crossing the west site be plugged or removed. Also recommended is a sewage flow meter linked in the proposed system prior to the junction at the Camp Parks facility. This will allow for an accurate account of the daily sewage flow from the west site.

Storm Drainage

Presently, the Alameda County Santa Rita Property does not have an effective storm drainage system. Drainage flow for the west site location is shown on the enclosed preliminary storm drainage plan. Storm runoff will generally be guided in a natural surface flow direction. This will minimize the amount of earthwork required to grade the site. Overland flow will continue until a proposed east-west collector ditch is intercepted. At this point, the runoff will be guided easterly into Tassajara Creek.

In order to improve the drainage flow, Tassajara Creek should be improved in the area shown on the enclosed plan. There is a possibility that the segment of Tassajara Creek south of U. S. 580 down stream to the Southern Pacific Railroad will be funded as an Alameda County Flood Control and Water Conservation District Zone 7-1 project. In a correspondence by Mr. Angelo Isquierdo of the Flood Control District, dated June 23, 1979, he describes the state of Tassajara Creek upstream of U. S. 580. This correspondence also recommends preliminary improvements and funding allocations for this portion of Tassajara Creek. A portion of that correspondence follows:

"Tassajara Creek, designated District's Line K, Zone No. 7 Project, upstream of U.S. 580 is presently in a natural state. Current Design storm for this creek is 4,840 cubic feet per second and is based on a 100-year recurrence frequency. The drainage area of this creek is approximately 27.2 square miles. This creek has recently been studied by the Flood Insurance Administration (FEMA) and they have calculated the 100-year storm to be 2,650 cubic feet per second, based on a 28.8 square mile drainage area. The reason our design flow is higher than FEMA'S is because ours is predicated on the fact of ultimate development in the watershed area and FEMA'S is based on present runoff.

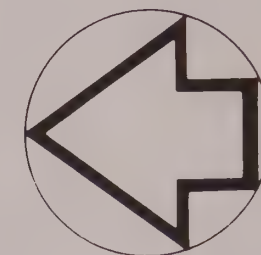
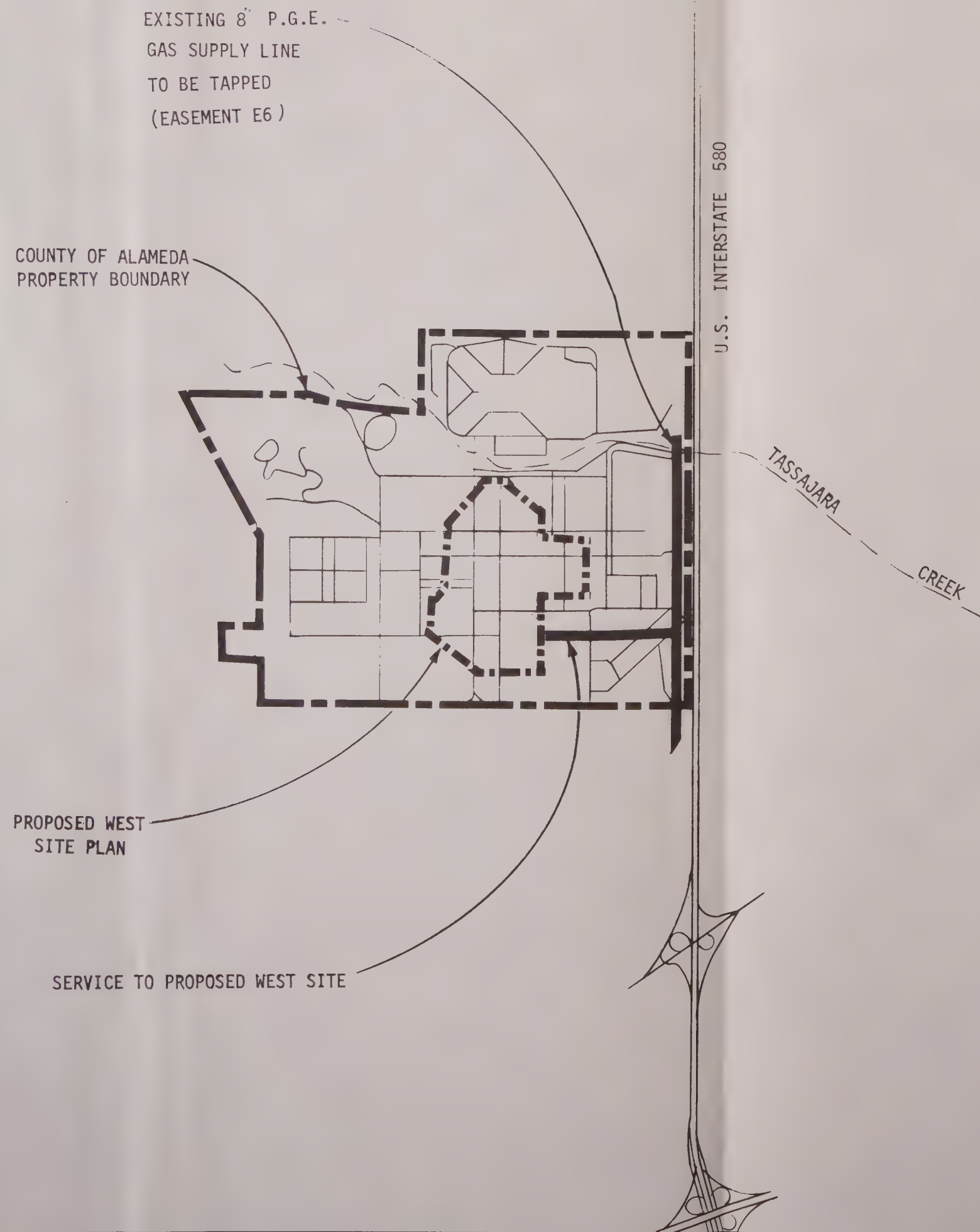
Tassajara Creek has historically overflowed its banks on numerous occasions. In April 1958 and January 1952, our records indicated this had occurred. In order to eliminate or reduce the flooding of this creek, it will be necessary that the creek be improved. A preliminary channel design for this creek would be a base of 43 feet, side slopes of 2:1, a flowline slope way width for this design would vary from 150 feet to 120 feet or more.

Tassajara Creek is a Special Drainage Area 7-1 Project Line and \$89,425 has been authorized for reimbursements for construction and right of way between Route 580 and the upstream limits."

Gas Supply and Distribution

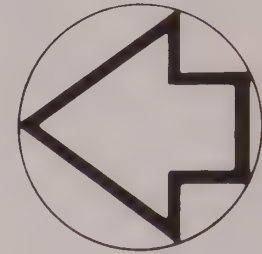
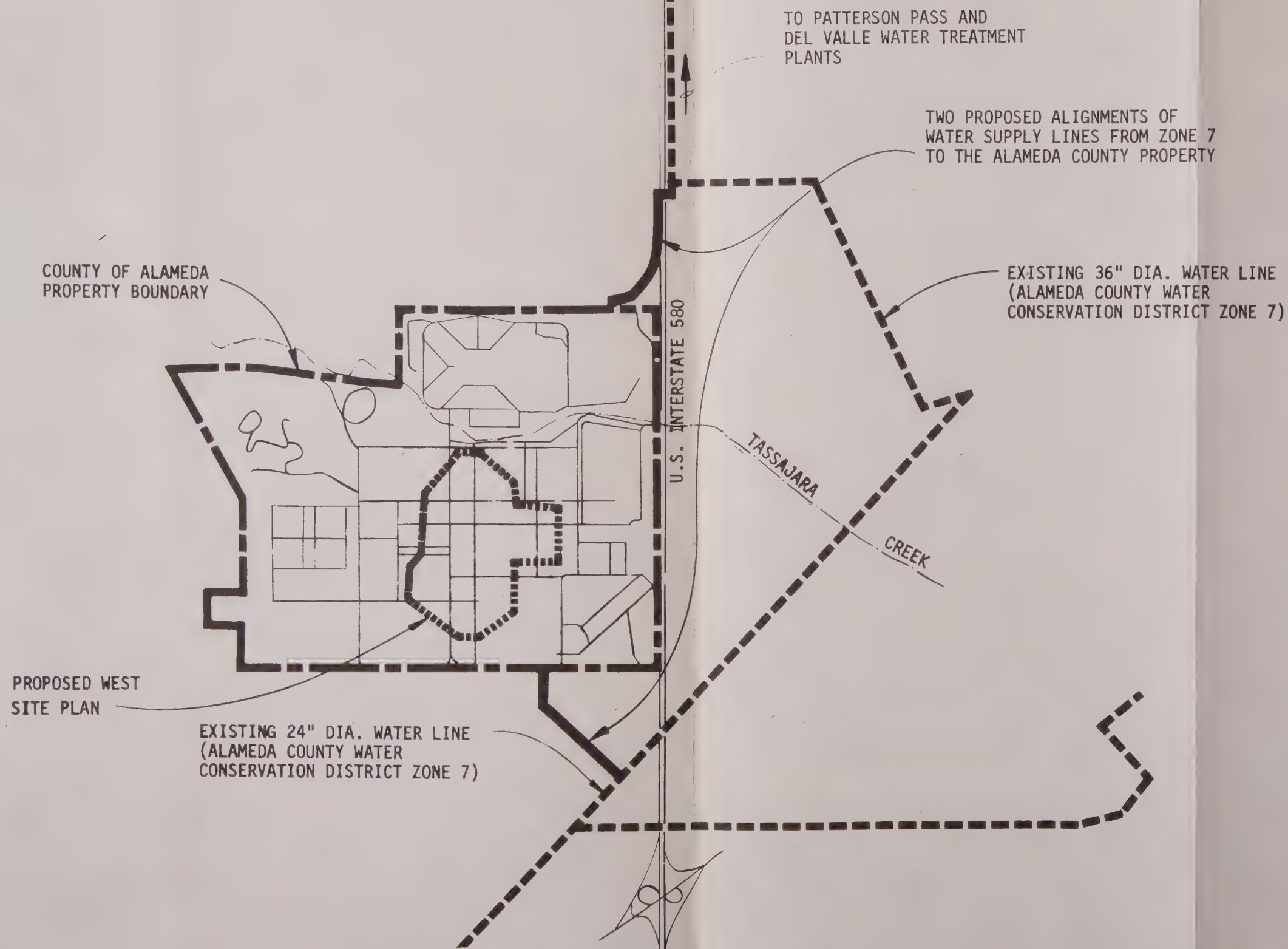
Gas can be supplied from the Pacific, Gas and Electric Company of California (P. G. and E.). There is an existing 8 inch diameter gas line that runs near the southern property line of the Alameda County Santa Rita property. This gas main lies within easement E6. The pipeline is owned, operated and maintained by P. G. and E. The approximate location of this line is shown on the enclosed Gas Supply drawing. Unlike most of the existing underground utilities on or adjacent to the Alameda County Property, this existing gas line can be used to service the proposed West Site. Field investigation and discussions with Pacific, Gas and Electric personnel indicate that the gas supply line is in proper working condition and can be tapped as a future gas source.

The type of gas distribution system required for the West Site will depend on the average demand and the appropriate structure configurations. It is recommended that the proposed gas system serve only the West Site and its component facilities. It is also recommended that the distribution system be a completely new system and the existing gas distribution lines crossing the West Site be abandoned or removed.



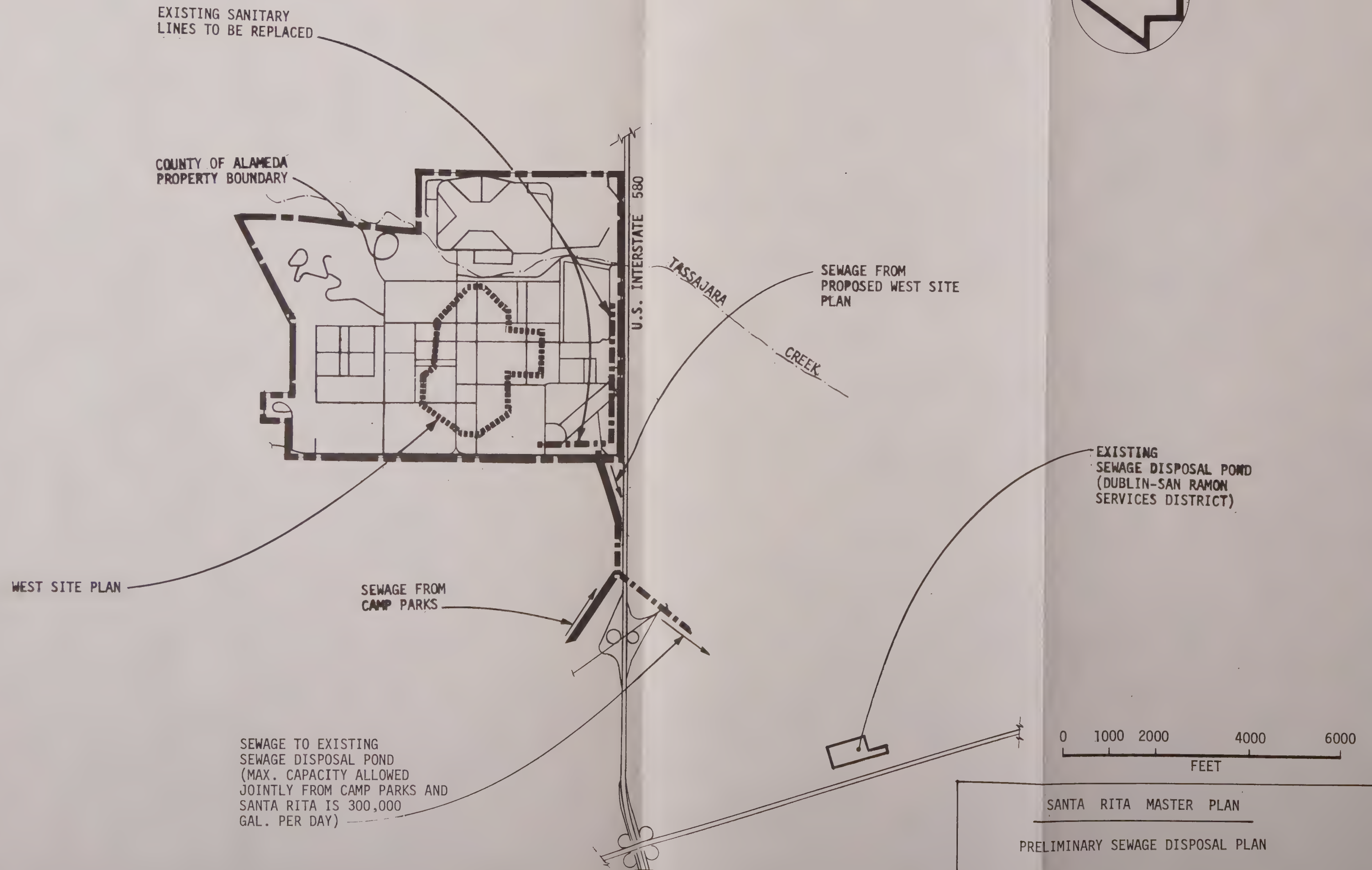
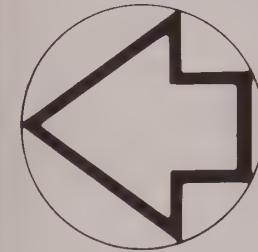
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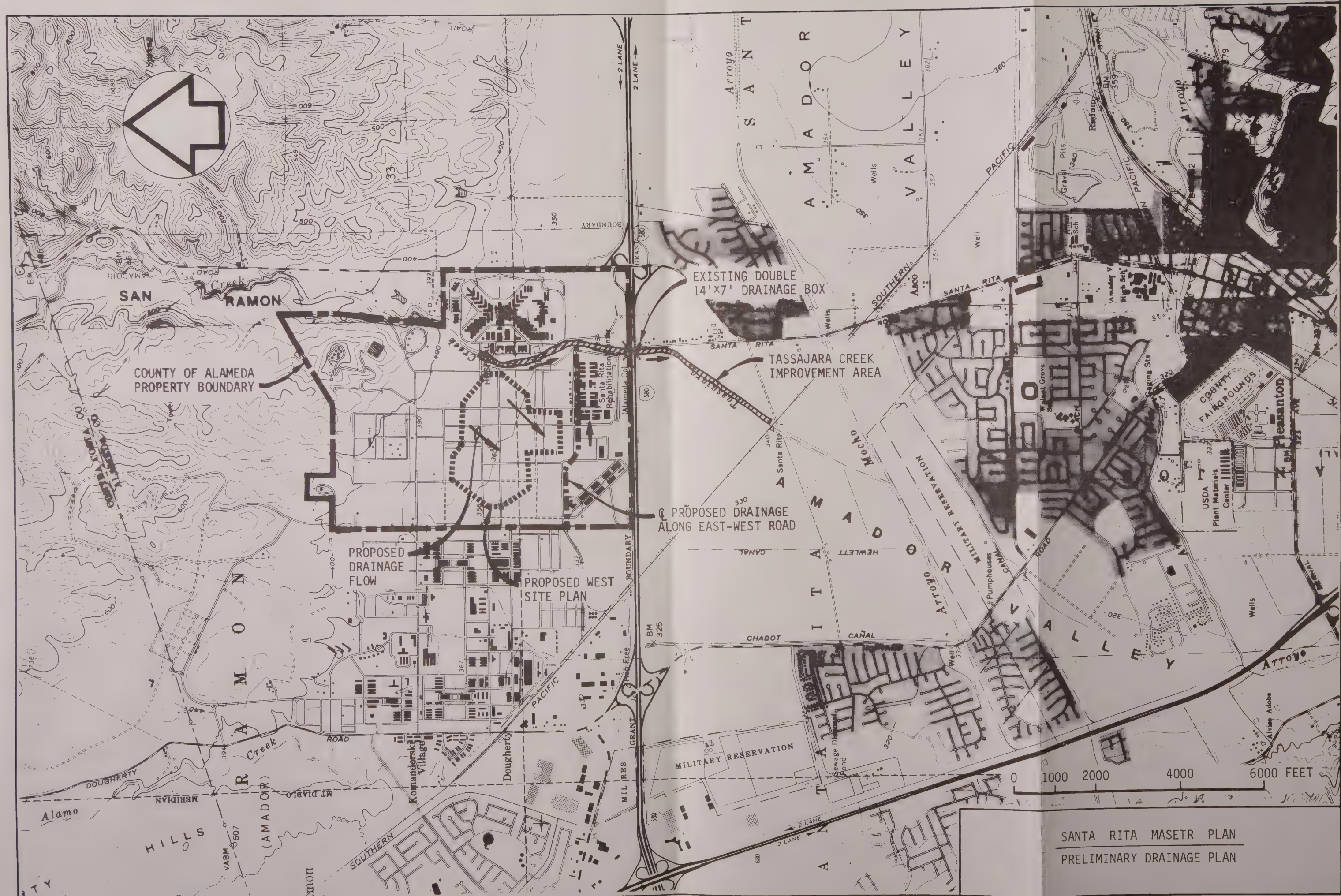
SANTA RITA MASTER PLAN
GAS SUPPLY FROM
PACIFIC GAS & ELECTRIC CO.



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SANTA RITA MASTER PLAN
WATER SUPPLY FROM ALAMEDA COUNTY ZONE 7





Introduction

The site criteria examined in Section 7.0 form the basis of concept development and evaluation summarized in this section. Program Options 1 and 2 are each conceptually fitted into two locations, one to the east and one to the west of Tassajara Creek, in conformance with the constraints in Section 7.0.

The resulting physical concepts were then evaluated against measurable factors (such as length of utility runs) and ranked for those that cannot be measured simply (such as flexibility for reassignment of inmate categories). These factors were:

- o Number of control points (more control points mean more staffing, but also increased flexibility).
- o Total length of Utility runs (the more compact schemes have shorter runs).
- o Total length of off-site utilities and access roads.
- o Total length of circulation paths, and possible crossover conflicts.
- o Total length of perimeter (both perimeter patrol roads and fencing)
- o Flexibility of Reassignment (4 management units can be programmed more flexibly than 3). Also independent central support is easier to program for access by other units.
- o Flexibility to grow by adding on new housing units for each security level is required.

Housing Modules

The 48 bed housing modules are conceived as independent structures that can be individually closed off if security requires, without affecting the rest of the facility. This also allows new modules to be built within each facility without disturbing the others.

Control stations are located between each pair of 48 man units, allowing either one control officer per 96 or per 48, depending on security level or available staff.

The medium/maximum housing modules consist of single rooms arranged in groups of 12 to 24 on two levels with an intermediate day space that allows direct surveillance of both levels from one control station.

The medium/minimum housing modules consist of 4 bed dormitories which by addition of partitions, door and toilets are converted

to single rooms. Roughed in plumbing runs are provided for development as single rooms. The 4 bed elements create a sense of privacy or 'turf' lacking in an open dorm.

The minimum housing consists of 12 bed dormitories, convertible to single rooms, but without individual toilets.

Construction
Methods

The preliminary investigation of construction methods is detailed in Section 9.0. Seismic considerations tend to minimize differences between different types, so that local labor and material requirements may be the determining factors.

Circulation
Concepts

The more compact schemes (Model 2) and the tighter site east of Tassajara Creek create shorter circulation paths, which have obvious advantages. However, there are disadvantages to compactness as well which must be weighed:

- o In a compact scheme it is more difficult to contain disturbances and prevent their spread to other components.
- o In a 'dispersed' scheme with more independent management units, staffing and circulation can actually be decreased by supplying fuller services within each unit (though with more duplication of service elements). Therefore, escorted movement to more centralized services is minimized.
- o More small dispersed units are in fuller conformance to ACA and BOC standards.
- o A more compact scheme tends to be less flexible in allowing reassignment of security levels, which may be physically close enough to disturb each other.
- o A more dispersed scheme creates larger 'no man's land' areas between units which makes separation and control easier.

Design
Concepts

Four basis design concepts were developed and evaluated on the basis of the criteria already mentioned. Each concept is a contemporary

workable solution, but each has advantages and disadvantages listed in the accompanying matrix. The four designs which correspond to models 1 and 2 are tested on the permitted areas to the east and west of Tassajara Creek. The 'A' and 'B' variants are not compared since they only examined whether the minimum security facility would have an open or fenced connection to central support. The four designs are for:

- Model 1 West Site
- Model 1 East Site
- Model 2 West Site
- Model 2 East Site

All of the concepts are based on compact centralized subfacilities arranged radially around complex support elements. Each subfacility could have been arranged in three other basic ways than in the centralized model. These are: (See diagram)

- *Free Layout
- *Linear
- *Nodal
- *Centralized

The centralized model was selected because its internal tightness and controllability reduces uniformed staffing to a minimum, which is a crucial factor in this project. Each control station in this model has a dual function: it looks inward to the day space inside each housing module and also looks into the central yard. Each control station is in sight of the others, allowing backup, particularly if one station is empty for any reason. The local program support area serving the housing though the centralized model best suits the functional needs of each institution, the institutions must in turn be related to one another and to the complex support core. The arrangement of facilities around the core is best answered by a variation of the centralized model, where each facility is a separate identifiable element of 500 or less for management and control purposes as well as for conformance to ACA standards.

Comparison of
Design

Model 1 on the west site combines the greatest number of advantages as listed in the accompanying table. In terms of perimeter and total programmed area, it leads to slightly higher capital construction costs, but in most respects is superior to the other options.

In terms of the County property as a whole it has the best relationship to the other components. Its Complex Support core has a direct connection to First Street, limiting penetration by the public. Neither model on the eastern site offers this directness, while Model 2 on the west protrudes more on the north.

Flexibility

It possesses much greater intrinsic flexibility in terms of growth than the others. Model 1 on the east site, though internally flexible, is hemmed in by the buffer strip from Tassajara Road on one side and Tassajara Creek on the other. Model 2 on either side can grow easily because the medium/minimum facility at 456 is near its maximum size, and a totally new fourth facility of 400-500 or less could not be easily attached to the complex support core.

Crossover

A walking distance of one minute (approximately 300 feet) was a basic criterion in the layout of all the concepts. All are approximately the same in terms of internal walking distance. However, 'Crossover' of traffic by different security classifications is minimized by having the women's facility and the maximum/medium facilities connect directly to the complex support core. Therefore only the minimum or medium units have relative freedom of movement through the central area, as is appropriate to their classification.

Surveillance

Just as the control station in each 48 bed housing module looks into the central yard of each facility, and are backed up from the 'front gate' control station, so the 'front gate' in turn can observe the central recreation area for the entire complex. The minimum security inmates are allowed the freest access to this major recreation area. But the other security levels should have relatively free access as well since three to four 'front gate' control staff for the various facilities can easily see this area. Therefore additional badge staff to control recreation could be reduced.

In a sense this large recreation area, which is also a circulation center can be viewed as a giant sally-port in that there is no place to get lost in, and since the only way out of it is to go to one or another of the 'front gates' to a facility or to the central complex entries. Therefore the need for escorted movement is considerably reduced since the inmate can be visually tracked to his destination in this unobstructed area.

Perimeter

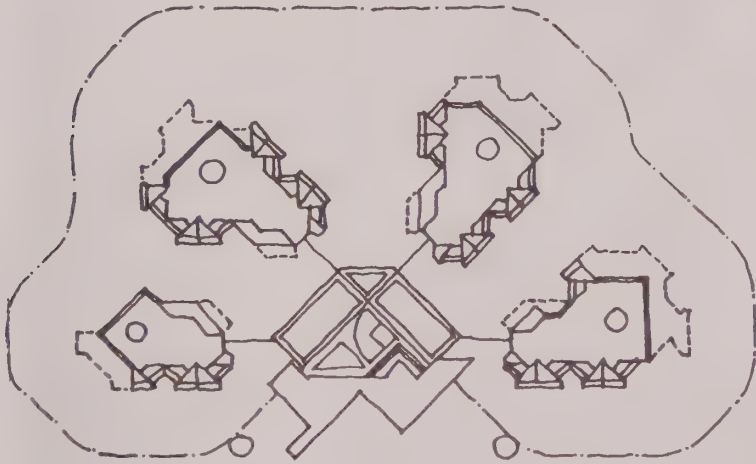
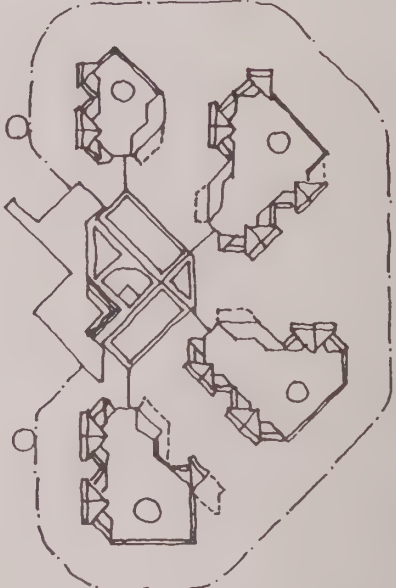
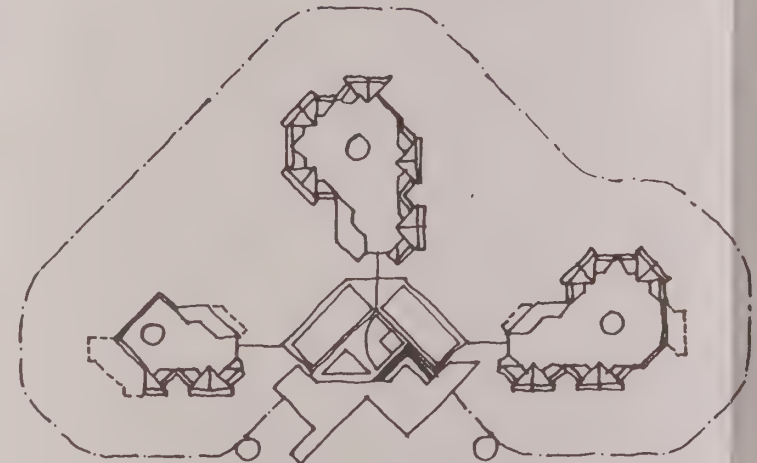
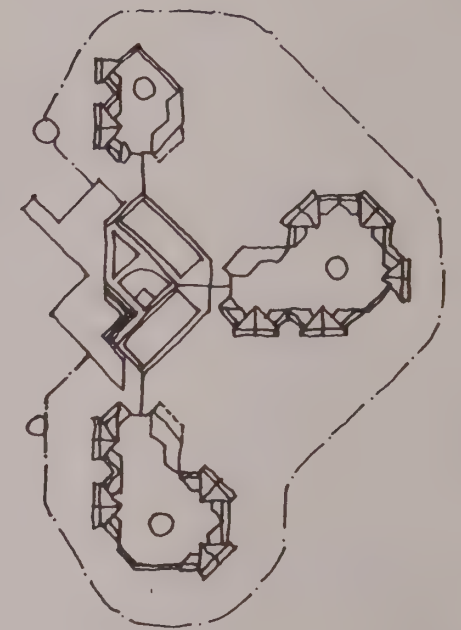
Each design has effectively two security perimeters. The inner one is formed by the walls of the adjacent housing modules, and forms the definition for each facility, creating a central yard. The entire complex is surrounded by a fence several hundred feet away from any facility perimeter. The area between is a 'no mans land' with electronic surveillance. This outer fence is the second security line and has a patrol road (rather than a guard tower) encircling it.

In this respect the designs on the eastern site are clearly superior since they allow a larger 'no mans land' and buffer strip between the fence and the edge of the site.

Relation to
other Components

The food service, maintenance and other central complex support functions represent a major part of the capital outlay for this project and shared use with other functions on the county property such as the courts complex is a good strategy. A westernly location which is more central on the site allows greater design flexibility and disposition for the future elements. On the easternly site, to benefit directly from the complex support, the courts and other functions would have to crowd near Tassajara Road, creating more design constraints for the other components.

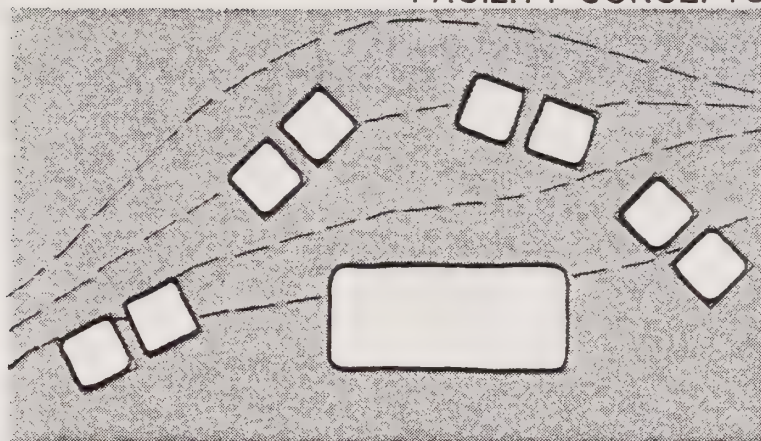
Site and Concept Comparison Matrix

MODEL 1 - WEST		MODEL 1 - EAST	MODEL 2 - WEST	MODEL 2 - EAST
				
WALKING DISTANCE TO FARTHEST POINT	TYPICAL	TYPICAL	TYPICAL	TYPICAL
CROSS-OVER REDUCTION	GOOD	GOOD	VERY GOOD	VERY GOOD
NUMBER OF CONTROL POINTS	6	6	5	5
FLEXIBILITY OF POPULATION REASSIGNMENT	GOOD	GOOD	MODERATE	MODERATE
GROWTH FLEXIBILITY	GOOD	POOR	GOOD	POOR
DISTANCE BETWEEN FACILITIES	GOOD	POOR	GOOD	MODERATE
SHARED SERVICES WITH COURTS/PRE-TRIAL	GOOD	POOR	GOOD	POOR
USE OF FIRST STREET	DIRECT ACCESS	INDIRECT ACCESS	DIRECT ACCESS	INDIRECT ACCESS
EFFECT ON TOTAL SITE	GOOD	MODERATE	GOOD	MODERATE

FACILITY CONCEPTS

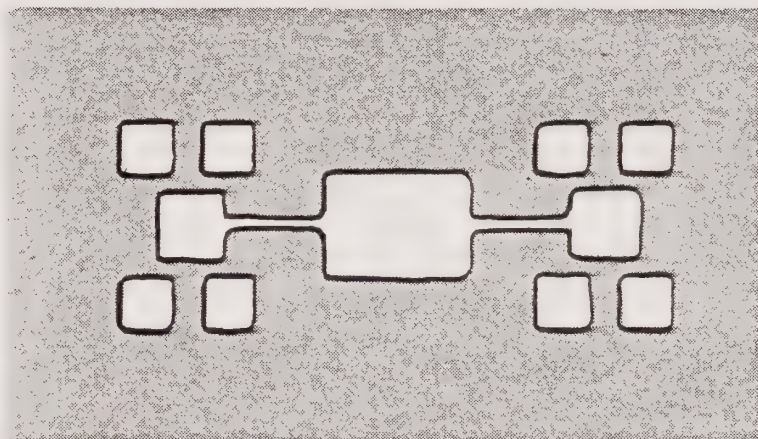
FREE LAYOUT

- Adapts to site
- Easily expanded
- Occupies large area



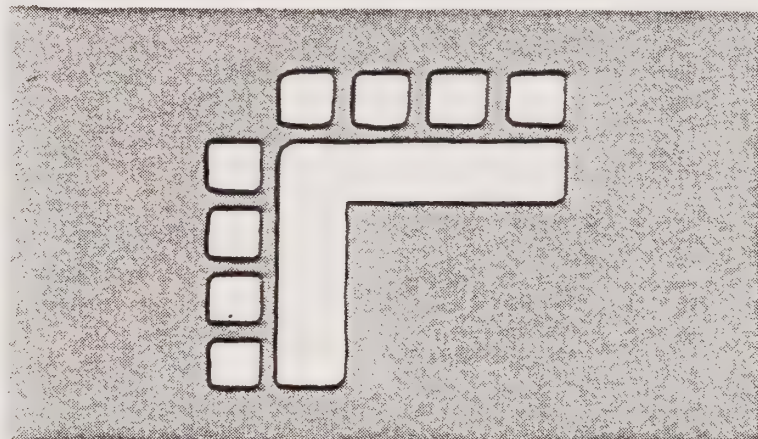
NODAL

- Accommodates various security levels
- Good program flexibility
- Occupies large area
- Increases security staffing



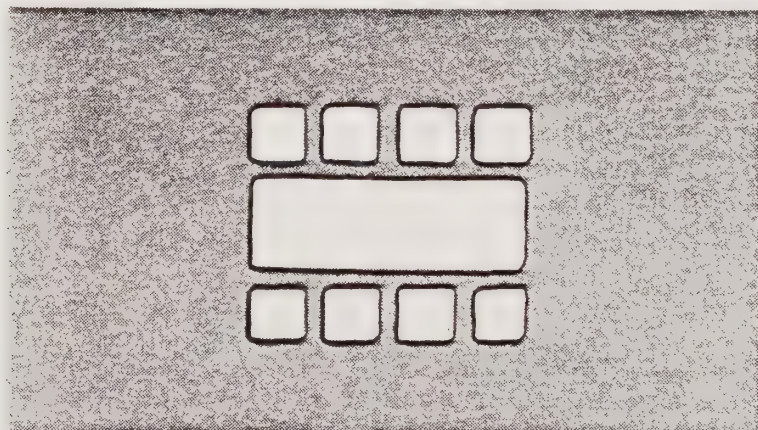
LINEAR

- One private side
- One public side
- Easily expanded
- Rigid construction



CENTRALIZED

- Most compact
- Good security
- Can form its own security perimeter



- Advantage
- Disadvantage

Introduction

Capital Cost estimates for the Santa Rita rehabilitation project reflect a number of variables. In order to facilitate selection among these variables, each has a separate cost figure attached to it, allowing some flexibility in facility development beyond the options recommended here, if necessary. However, the recommended options represent at this point a balanced optimum of all factors, in terms of operations, flexibility and standards, as well as cost.

Cost By Building Components

Since each facility component has characteristic types of construction and layout, seven sets of costs (A through G) are developed for Concepts 1 and 2 in the appended cost summary.

These methods have been examined for alternate construction methods. The range from the least expensive to the most expensive would be 3% of the entire construction cost. This is within the range of estimating variation for a preliminary plan and should not be used in isolation to select a construction method. The actual final figure will depend on local labor conditions and skills and availability of materials which only are useful for a detailed design.

Nonetheless, the examination of options prepares some groundwork, and focuses in on the criteria for construction methods. Though the costs table appended to this section has four major headings, no one construction method is suitable to all building components, so each represents a 'menu' of combinations. For example, large span spaces (multipurpose/auditorium) would not be done with flat slab and masonry wall structure.

Four basic methods of construction were examined. The reason for the 3% maximum spread, in part, is that all construction methods require additional seismic design, which increases the cost of simple masonry bearing wall construction to that of concrete frame structures.

- Method 1 - Flat Slab and masonry bearing wall. This proves to be most expensive, given the seismic considerations.
- Method 2 - Flat Slab and tilt up bearing wall. This averages some \$2/SF less than Method 1, on a preliminary estimate.
- Method 3 - Concrete Plank and tilt up bearing wall. This averages some \$3/SF less than Method 1.

Method 4 - Steel Frame and tilt up. This method is very competitive on a cost basis because of seismic considerations. However, for housing units particularly (due to dropped ceilings, etc.) this may pose security problems.

Method 3 therefore is taken as the base method for cost estimates.

Housing Unit
Costs

Housing unit cost options reflect not only construction means but also the possible cost of conversion from dormitories to single rooms.

The base costs are for a mixture of single room modules (maximum/medium), four person dormitories (medium/minimum) and 12 person dormitories (minimum only).

However, evolving corrections standards strongly favor single rooms for all security levels. The dormitories are therefore planned for conversion to single rooms, if required. The 4 person dorms are convertible to single rooms with individual toilet/washbasins and the 12 persons dorms are convertible to single rooms with shared central shower/toilet areas. The conversion involves the addition of partitions, doors and fixtures only, and is indicated in the costs summary sheet as an add-on cost, if undertaken at the same time as initial construction. If installed later, these additional costs must be escalated to the date of bidding.

Options for
Complex Support

The complex support component (kitchen, infirmary, etc.) can be developed in two options, as summarized in the cost sheet. It can be sized for:

- o the 1000 bed facility
- o for 2500 persons, including a possible future detention facility, and to provide food and other services for various non-corrections components located on the adjacent county property.

It can also be:

- o Located as part of the minimum security compound
- o located as an independent element (with additional fencing, control points, etc.)

The characteristic costs for each option are indicated for each of the two construction methods.

Site Development
Costs

Site Development costs include both those within the facility site proper and those on the county property required for access to the facility. The major cost variables for site development in facility concepts 1 and 2 and site concepts A & B are:

- o length of roads (on and off site)
- o length of utility runs (on and off site)
- o length of perimeter fencing

The relative flatness of the site precludes any need for extensive grading. Demolition is negligible. Control of Tassajara Creek is a minor item, but more significant in sites east of the creek.

All construction costs must reflect seismic considerations, as a fault line runs through one edge of the site.

Other Project
Costs

Escalation: All costs are indicated based on January 1980 costs. The actual bid date (probably some 6-8 months later) requires escalation of current rates, in excess of 1% per month. Any components (much as residential conversion or complex support for 2500) that may be deferred require further escalation.

The base prices indicated are therefore on a comparative basis. More refined estimates will follow in the Phase II Master Plan.

Contingencies and Fees:

These costs are additional to construction cost, but are a function of them. Project costs include only fixed furnishings and equipment.

Comparative Construction Costs Chart Model 1

	Gross Area	Flat Slab + Masonry	Flat Slab + Masonry	Conc Plank + Tilt Up	Steel Frame + Tilt Up
A. Admin. & Public	33,570	2,517,750	2,450,610	2,417,040	2,417,040
B. Custody Admin.	15,400	1,386,000	1,355,200	1,339,800	1,339,800
C. Complex Support	52,800 (80,640) (2)	6,230,400 (9,515,520)	6,124,800 (9,354,240)	(N.A.) (N.A.)	6,072,000 (9,273,600)
D. Health Services	13,320	1,438,560	1,411,920	1,398,600	1,398,600
E. Multi/Audit/Visiting	15,324	(N.A.)	(N.A.)	(N.A.)	1,072,680
F. Resid. (3) Single Rooms 432	247,600	25,225,200	24,760,000	24,512,400	(N.A.)
4 Bed Dorms 264	if single	924,000	924,000	924,000	924,000
12 Bed Dorms 288	if single	576,000	576,000	576,000	576,000
G. Program Services	47,490	4,654,020	4,559,040	(N.A.)	4,511,550

Totals (Construction Cost)	42,554,610	41,734,250	41,324,070	41,324,070
If all single rooms add	1,500,000	1,500,000	1,500,000	1,500,000
If complex support for 1200 Add	3,285,120	3,229,440	3,201,600	3,201,600
For Model 3 Add (4)	500,000	500,000	500,000	500,000
Site Development + Utilities	Eastern Site	\$ (2,000,000 + 754,000)		
	Western Site	\$ (2,000,000 + 754,000)		

Fees +
Contingencies
Add 20%

Not 1: Costs at current rates (January 1980). Above figures should be escalated to bidding date using latest inflation rates. Construction costs include only fixed furnishings.

Note 2: Indicates support for 1200 persons.

Comparative Construction Costs Chart Model 2

Gross Area	Flat Slab + Masonry	Flat Slab + Tilt Up	Conc Plank + Tilt Up	Steel Frame + Tilt Up
29,745	2,230,875	2,171,400	2,141,640	2,141,640
14,450	1,300,500	1,271,600	1,257,150	1,257,150
52,800 (80,640) (2)	6,230,400 (9,515,520)	6,124,800 (9,354,240)	(N.A.) (N.A.)	6,072,000 (9,273,600)
13,320	1,438,560	1,411,920	1,398,600	1,398,600
15,324	N.A.	N.A.	N.A.	1,072,680
248,968 (5)	25,394,730	24,896,800	24,647,800	(N.A.)
If single	924,000	924,000	924,000	924,000
If single	576,000	576,000	576,000	576,000
45,442	4,453,316	4,362,432	4,316,990	4,316,990

42,121,061	41,311,632	40,906,850	40,906,850
1,500,000	1,500,000	1,500,000	1,500,000
3,229,120	3,229,440	3,201,600	3,201,600
(500,000)	(500,000)	(500,000)	(500,000)
		\$ (2,000,000 + 754,000)	
		\$ (2,000,000 + 754,000)	

Note 3: \$3,500/bed cost (at current rate) to convert from 4 bed dorms to singles; \$2,000/bed cost to convert from 12 bed dorm to singles.

Note 4: Model 1B has additional costs for utility runs and secure fencing

Note 5: Model 2 contains one additional dining space over model 1.

Preliminary West
Site Utility
Costs

The following tabulation is a preliminary construction cost estimate for the West Site utility systems. The costs shown are based on projected January 1980 prices.

It should be noted that the pipe materials selected may be altered when detail design evaluations have been completed. In addition, the quantity of pipe will be adjusted when the final supply alignments and internal network systems have been determined.

Utility Cost Tabulation:

1. Water Supply Pipeline -
Zone 7 Tap to West Site

Asbestos Cement Pipe
12 inch diameter
4,000 ft. required
(Does not include
costs for air relief
and blow-off valves,
pressure reducers or
line meters.)

\$ 91,000.00

2. Domestic and Fire
Water Distribution System

Asbestos Cement Pipe
8 inch diameter
11,000 ft. required
(Includes cost for
fire hydrants and
isolation valves.)

226,000.00

9.1.5 SITE UTILITY COSTS

3. Sanitary Sewage Disposal - Camp Parks Junction to West Site

Vitrified Clay Pipe
18 inch diameter
3,000 ft required _____ \$ 87,000.00
(Includes costs for
manholes and cleanouts)

4. Sanitary Sewage Collector System

Vitrified Clay Pipe
8 inch diameter
10,000 ft. required _____ 150,000.00
(Includes costs for
manholes and cleanouts)

5. Gas Distribution System

Steel Pipe
4 inch diameter
6,000 ft. required _____ 71,000.00
(Includes costs for
in-line service valves)

6. Utility Connection Fees _____ 31,000.00
Subtotal _____ 656,000.00
Contengencies (15%) _____ 98,000.00
Total Estimated Cost _____ 754,000.00

Introduction

The operational cost breakdown that follows considers uniformed staff salaries, civilian staff salaries, contracted medical staff services, medical supplies, food costs, clothing, maintenance and utility costs. All figures are provided in current dollars. The total estimated operating costs, based on current dollars, will be \$9,157,821.

Staff salaries were provided by the County Administrator's Office; medical salaries and supplies information provided by the Director of Criminal Justice Medical Program.

Personal Costs

<u>Badge Staff</u>	\$6,441,466
1 Captain @ \$33,787	\$ 33,787
7 Lieutenants @ \$29,136	203,952
27 Sargeants @ \$25,194	680,238
171 Deputies @ \$21,732	3,716,172
206 Total Badge Salaries	\$4,634,149
+ Benefits @ 29%	1,343,903
+ Overtime @ 10%	463,414
Total Badge Personnel Costs	\$6,441,466
<u>Civilian Staff</u>	\$1,027,624
5 in Headquarters	61,676
1 in Inmate Services	11,771
6 in Intake Classification	77,410
3 in Mail/Commissary	40,299
13 in Food Services	185,416
4 in Project Unit	62,610
14 in Maintenance Unit	285,087
3 in Budget/Supply	51,841
49 Civilian Salaries	\$ 776,110
Salary Savings @ 6.69%	-(51,921)
	\$ 724,189
Differentials @ 2.1%	+15,208
Net Salary & Wages	\$ 739,397
Overtime @ 10.8%	+78,212
Benefits @ 29%	+210,015
Total Civilian Personnel Costs	\$1,027,624

9.2.1 OPERATIONAL COST ESTIMATE: MODEL I

Contracted Medi- cal Staff	<u>Medical Staff (3)</u>	\$ 570,900
	9 Staff Nurse II @ 25,000	225,000
	9 Licensed Voc. Nurses @ 15,000	135,000
	1 Head Nurse @ 30,000	30,000
	1 Nurse Practitioner @ 27,500	27,500
	$\frac{1}{2}$ X-ray Technician @ 12,000	12,000
	1 Medical Records Clerk 13,500	13,500
	1 Stenographer @ 15,000	15,000
	1 Pharmacist @ 27,500	27,500
	$\frac{1}{2}$ Dentist @ \$23/hr. x 1000 hrs/yr.	23,000
	1 Physician @ \$30/hr. x 2080 hrs./yr.	62,400
	Total Personnel Cost (incl. benefits)	\$ 570,900
Other Than Personnel Services	<u>Food Services (Supplies Only)</u>	\$ 254,587
	62¢/Person/day x 1000 inmates	226,300/yr.
	62¢/Person/day x 125 staff (approx.)	28,287/yr.
	<u>Clothing</u>	\$ 170,500
	(Based on actual FY1979 costs)	
	<u>Medical Supplies</u>	\$ 90,000
	(Based on FY1979 costs)	
	<u>Maintenance & Utilities</u>	\$ 602,744
	Non-electric fuel energy cost	87,000
	Electrical energy cost	390,744
	Maintenance and Repairs	125,000

9.3.0 OPERATIONAL COST ESTIMATE; MODEL 2

Introduction

The operational cost analysis for Model 2 shows no variation from that of Model 1 with the exception of staffing costs for uniformed personnel. Medical, food, clothing, maintenance, and utility costs will be exactly the same in both models. The additional 19 uniformed personnel required to staff Model 2 would cost the County \$549,882 per year over Model 1. Thus, the total Model 2 estimated yearly operating costs, based on current dollars, will be \$9,707,703.

The different badge (uniformed) staff requirements and costs are elaborated below.

<u>Badge Staff</u>	\$ 6,991,348
1 Captain @ \$33,787	33,787
7 Lieutenants @ \$29,136	203,952
22 Sargeants @ \$25,194	554,268
195 Deputies @21,732	4,237,740
<u>225 Total Badge Salaries</u>	<u>\$ 5,029,747</u>
+ Benefits @ 29%	1,458,627
+ Overtime @ 10%	502,974
Total Badge Personnel Costs:	\$ 6,991,348

NON-ELECTRICAL FUEL/ENERGY COST
SPACE HEATING AND DOMESTIC WATER HEATING

- A. Energy usage based on energy allowances of the State of California Energy Code for non-residential buildings.
- B. Domestic water heating based on a daily personnel usage of twenty six gallons per day per person.
- C. Energy costs based on using the (1979) current cost of natural gas, interruptible rate, with a multiplier of 1.2 to allow for standby fuel oil.
- D. Fuel costs for 20 year life were based on an increase in fuel costs at a rate of ten percent each successive year.

Cost, after first year	-	87,000
Cost, after fifth year	-	531,000
Cost, after tenth year	-	1,387,000
Cost, after fifteenth year	-	2,765,000
Cost, after twentieth year	-	4,980,000

ELECTRICAL ENERGY COSTS

CALCULATIONS:

a. Post Trial Facility

Connected Load Breakdown

Lighting	2.7 Watts/S.F.	x 425,000 S.F.	= 1,148 KW
Receptacles & Miscellaneous	1.7 Watts/S.F.	x 425,000 S.F.	= 723 KW
A/C	2.6 Watts/S.F.	x 425,000 S.F.	= 1,105 KW
Ventilational & Air Handling	1.2 Watts/S.F.	x 425,000 S.F.	= 510 KW
Kitchen & Medical	2.2 Watts/S.F.	x 425,000 S.F.	= 935 KW
Security Equipment	.26 Watts/S.F.	x 425,000 S.F.	= 111 KW
Laundry	.59 Watts/S.F.	x 425,000 S.F.	= 251 KW
TOTAL	11.25 Watts/S.F.	x 425,000 S.F.	= 4,782 KW

Court Facilities	450 KW
Patrol Services	60 KW
Law Enforcement Academy	100 KW
Fire Training	40 KW
Animal Shelter	100 KW

b. Electrical Energy Consumption

Post Trial Facility

LOAD	CONNECTED KW	DEMAND FACTOR	HOURS/YEAR	USAGE - KWH
Lighting	1,148	100%	2,190	2,514,120
Lighting	1,148	40%	3,650	1,676,080
Lighting	1,148	25%	2,920	838,040
Receptacles & Miscellaneous	723	40%	2,920	844,464
Receptacles & Miscellaneous	723	20%	2,920	422,232
Air Conditioning	1,105	60%	2,095	1,388,985
Air Conditioning	1,105	20%	500	110,500
Ventilation & Air Handling	510	100%	4,928	2,513,280
Ventilation & Air Handling	510	20%	3,832	390,864
Kitchen & Medical	935	35%	1,825	597,231
Laundry	251	35%	1,825	160,326
Security Equipment	111	50%	8,760	486,180
Total Yearly Usage	11,942,302 KWH			
Total Average Monthly Usage	995,192 KWH			

c. Multiple Building Meters

	COURT & PRETRIAL	PATROL SERVICES	LAW ENFORCEMENT ACADEMY	FIRE TRAINING	ANIMAL SHELTER	AGRI- CULTURAL
Demand Charges:						
First 50 KW	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 240
Over 50 KW	287	-	-	-	-	-
Energy Charges:						
First 150 KWH/KW	543	73	120	43	120	50
Next 150 KWH/KW	447	63	32	-	38	-
Excess KWH	-	25	-	-	-	-
Adjustment	1,085	181	161	46	169	57
Monthly Totals	2,482	462	433	119	447	347
Yearly Totals	29,784	5,544	5,196	1,428	5,364	4,164
20 Year Energy Cost	1,703,965	317,560	297,626	81,796	307,249	238,513

(1) Two meter locations assumed.

c. (continued)

Post Trial Facility

1. Demand Charge

First 1000 KW		\$2,658/Mo.
1000 to 2428 KW	2.12/KW	3,028/Mo.

2. Energy Charge

First 100 KWHR/KW (242,800 KWHR)	.01451/KWHR	3,523/Mo
Next 200 KWHR/KW (485,600 KW)	.00991/KWHR	4,812/Mo.
Excess 266,792 KWHR	.00791/KWHR	2,110/Mo.

3. Adjustments

\$.01651/KWHR x 995,192 KWHR/YR =	16,431/Mo.
------------------------------------	------------

4. Total Average Monthly Bill 32,562

5. Total Yearly Bill 390,744

6. 20-Year Total 22,381,816

One County Complex Meter

1. Demand Charge

First 1000 KW	\$2,658
Next 1803 KW at 2.12/KW	3,822

2. Energy Charge

First 280,300 KWHR at .01451/KWHR	4,067
Next 560,600 KWHR at .00991/KWHR	5,555
Excess 253,686 KWHR at .00791/KWHR	2,006

3. Adjustment at .01651/KWHR 18,071

4. Total Average Monthly Bill 36,179

5. Yearly Bill 434,148

6. 20-Year Period 24,867,997

d. Comparison

1. Yearly Energy Cost	- Multiple County Meters	\$442,224
	One County Meter	434,148
2. 20-Year Energy Cost	- Multiple County Meters	25,328,525
	One County Meter	24,867,997
3. Estimated Additional Cost for Primary Distribution and Transformers to County Buildings:		
6000 LF Direct Burial		
Primary cable at \$15/LF =		90,000
5 each Pad Mounted Transformer		
at \$4,000/each =		<u>20,000</u>
		\$110,000
4. 20-Year Life		
At 6% interest the intial investment		
would mature to $3.207 \times \$110,000 =$		\$352,770
5. Difference in Energy Cost for one vs. Multiple Meters		\$460,528
Initial Investiment with 6% Compound Interest		<u>352,770</u>
Cost Justification for One County Meter Over 20-Year Period.		\$107,758

Introduction Although capital construction monies are not currently available in abundant quantities, a number of potential sources are suggested and discussed below:

Federal LEAA LEAA funding is generally applied for through application to the local criminal justice planning board. That body can lead the county to two basic pots of money:

- block grant allocations which are essentially for planning purposes
- discretionary monies funded at the national level and made available to local jurisdictions.

The block grant allocations are rarely provided in amounts over a few hundred thousand dollars which, in this case, would cover only the cost of some of the initial planning and architectural work.

When available, Part E discretionary funding, can exceed a million dollars. However, these monies have been targeted lately for renovations due to court orders rather than new construction, are subject to intense scrutiny regarding design requirements, are rarely available, and still would not scratch the surface for a project of this magnitude.

Thus, the possibility of Alameda County receiving extensive LEAA funds is not a very optimistic one.

State
Legislature The possibility exists that, as a result of new Minimum Standards issued recently by the California Board of Corrections, pressure might be brought against the State Legislature to provide funding for local jurisdictions to comply with the Standards.

In the Spring of 1979, State Senator Allen Sieroty proposed a bill providing for \$200 million over 10 years to assist local jurisdictions in implementing the Minimum Standards. Although the bill was not agreed to, it will be resubmitted during the next legislative session for further consideration and revisions. Such a bill will likely be paired with a second piece of legislation requiring local governments to meet the Minimum Standards which are currently purely advisory in nature.

**Revenue
Sharing**

The Federal Office of Revenue Sharing gives funds to the State which in turn distributes the funds to lower units of government. These monies are allocated according to formulae based on such facilities as population, per capita income, urbanized population, state income tax receipts and tax effort.

These monies can be utilized for, among other uses, capital expenditures authorized by State and local law.

**Public
Borrowing**

Three primary types of borrowing arrangements exist for a county considering capital expenditures as major as a new correctional facility.

General Obligation Bonds, which must be put on the ballot and approved by two thirds of the voters allow the County to borrow funds for projects which will not produce tax revenues.

Revenue Bonds are not subject to a ballot, however, petitions signed by 10% of the voters can require the County to put the referendum to the electorate.

Lastly, a non-profit corporation can be established to float the bond, build the facility and, in a turn-key type arrangement, lease the facility back to the County.

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